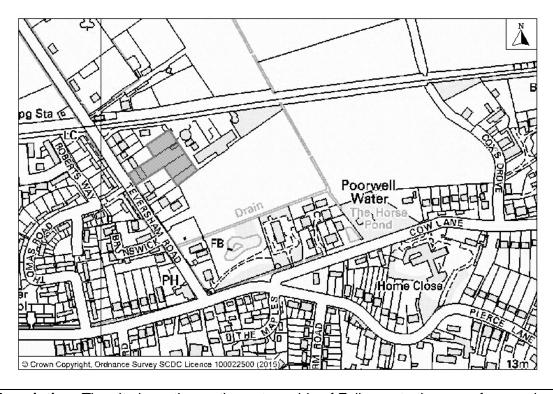
Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC335		
Consultation Reference numbers:		
Site name/address: Land to the rear of 12-18 Teversham Road		

Мар:



Site description: The site is on the north western side of Fulbourn to the rear of properties on the north side of Teversham Road within the village. There is a drainage ditch alongside the northern edge of the road. The site comprises of the rear gardens of these properties and the frontage of 16 with the road. There is a residential property to the north and the railway line beyond with open countryside. To the north east of the site is Breckenwood Road Industrial Estate. To the south east the site adjoins an open area of grassland.

Current use(s): Predominately greenfield site apart from site of 16 Teversham Rd – a bungalow now demolished.

Proposed use(s): Housing - The site could potentially be occupied by a combination of bungalows, 1.5 storey and 2 storey dwellings.

Site size (ha): South Cambridgeshire: 0.39ha

Potential residential capacity: 9 dwellings (30 dph)

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

	haat and t	Development would be to the total
	best and most	Development would not affect best and
	versatile	most versatile agricultural land (Grades 1
	agricultural land?	and 2). Very small part of the site Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		LODEEN MILL I I I
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development wellhabitation at an at-
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or	acceptable
AQIVIA		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation
	and vibration	adoquate minganon
	problems if the site	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Further investigation and mitigation will be
	(including	required to address the physical
	compatibility with	considerations, including possible noise and
	neighbouring	odour.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Site is adjacent to current industrial /
		commercial use and railway line. Potential
		for minor benefits through remediation of
		minor contamination.
Water	Will it protect and	AMBER = Development has potential to
	where possible	affect water quality, with minor negative
	enhance the quality	impacts incapable of mitigation.
	of the water	Davidson and because of the William
	environment?	Development has potential to affect water
		quality, with minor negative impacts
		incapable of mitigation. The site within
		Groundwater Source Protection Zone 1
		which does not rule out development but
		may influence land use or require pollution
		control measures. There is a high water
BIODIVERSITY	<u> </u> '	table in the general area.
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
UILES	Thioreorea sheries	to addignated for flature constitution of

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		,
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Distantorony	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magadon
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
			achieved infought the development process.
	Biodiversity Action Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)? Are there trees on		CREEN - Site does not contain or adjain
110	site or immediately		GREEN = Site does not contain or adjoin any protected trees
	_		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Illiastructure			of appropriate mitigation.
	and green spaces,		or appropriate mitigation.
	through delivery of		Neutral impact (existing feetures retained
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
LANDSCADE		III TUDAL '''	development process.
	TOWNSCAPE AND C	ULTUKAL HI	
Landscape			GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		No impost (non-mally, grant of the same of the
	character?		No impact (generally compatible, or capable
			of being made compatible with local
	NAPH to the state of the state		landscape character)
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor Negative Impact (development

	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		backland development that does not relate
	appropriate design		well to street-scene.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
Groon Bon	the development of		impact on Green Belt purposes
	this site have on		Impact on Green Belt parposes
	Green Belt		
I la vita a a	purposes?		ODEEN. Cita dans not contain an adicin
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process
			development process
	and gardens and scheduled		
01 114 4 7 7 0114	monuments)?		
CLIMATE CHA		ı	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			High groundwater level so although site is
			not in high flood zone it has had localised
			flooding.
HUMAN HEAL	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Opon Opaco	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
			provided orisite
	accessible open		
Distance	space?		AMPED 4 Olive
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.6km ACF from centre of the site to
			Fulbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		· ·
	for children and		195m ACF from centre of the site to land at
	teenagers?		Roberts Way, Fulbourn
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		ANIDEN - NO IIIIPAOL
i i avellel			No offect on nitch or plot provision
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
l	Travelling		

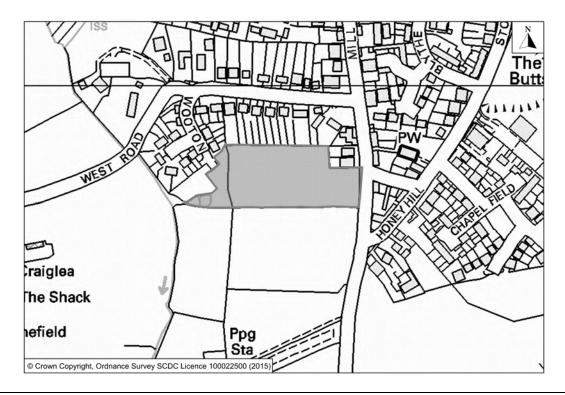
	Chaumaanla?	
Dieteres	Showpeople? How far is the site	R = >800m
Distance: District or	from the nearest	V = >000111
Local Centre	District or Local	970m ACF to Fulbourn High Street
Local Certife	centre?	970111 ACF to Fulbouill High Street
Dictance: City	How far is the site	R = >800m
Distance: City Centre		K = >000111
Centre	from edge of defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 600m
Service	centre or GP	794m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 domines	of key local	Satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	do voiopinional
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	In " !!	LAMBED N. C. W. C.
Deprivation (O-real real	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and videnity of chloting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	J. Janionago,	manage is interface apply particularly to office

	4	biab inalyada matail affica a an laisana
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
7 100000.5	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
1.1.11.1	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation.
	services and	Major utilities Infrastructure improvements
	infrastructure,	Major utilities Infrastructure improvements required, but constraints can be addressed.
	including communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints sail so appropriately magaist
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	953m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.3km ACF from centre of site to Bottisham
TDANCDODT		Village College.
TRANSPORT	What type of avala	DED - No evoling provision or a evolution
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 15 / 12
,	consider access to	
	and quality of	
	public transport,	

	and avaling Coarse	
	and cycling. Scores	
	determined by the	
D: (four criteria below.	00 1451: 400 (0) (4 1451: 000 (0)
Distance: bus		GG = Within 400m (6) / A = Within 800m (3)
stop / rail		
station		223m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Teversham Road) FROM
		CAMBRIDGE.
		755m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Windmill Lane) TO
		CAMBRIDGE.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Citi 1 - 30 Minute Service
Public		R = 41 to 50 minutes (2)
transport		
journey time to		47 Minutes from to Cambridge (Fulbourn,
City Centre		Windmill Lane to Cambridge, St Andrews
		Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.44km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,921m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
_	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC093		
Consultation Reference numbers: 34 (I&O 2012)		
Site name/address: Land at Mill Road, Gamlingay		

Мар:



Site description: A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.

Current use(s): Agriculture

Proposed use(s): Residential development with public open space

Site size (ha): South Cambridgeshire: 1.18 ha.

Potential residential capacity: 24 dwellings (30 dph)

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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
0 (i (i	uses)?	ODEEN O'te a stadilia an adia a atta an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
Water	the site? Will it protect and	GREEN = No impact / Capable of full
Walei	where possible	mitigation
	enhance the quality	Illiugation
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	CHVIIOIIIICII:	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	7	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation.

TDO	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of 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.
I ANDSCADE	TOWNSCAPE AND C	III TIIDAI HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would not have a material effect upon the landscape setting of Gamlingay. The landscape setting to the south would remain essentially unchanged and it would not detract from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements). Development of this site would not detract from the landscape and townscape value of

Green Belt	appropriate design and scale of development? What effect would		the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane. 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 = No impact or Minor positive
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
CLIMATE CHA	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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. 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. A number of Grade II Listed Buildings lie opposite on the eastern side of Mill Street. Adverse effects on settings of LBs along Mill Street and Honey Hill.
	_		AMPER Of a dead as a size as a set for
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 HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 314m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact

Trovaller	146.0	
Traveller	the	No offect on pitch or plot provision
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 600111
Local Centre	District or Local	439m ACF from the centre of the site to a
Local Certife	centre?	cross road location which illustrates a main
	CCHIIC:	cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	K =>000III
Ochiro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	242m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	1	

Shopping Will it profect the shopping hierarchy, supporting the vitality and viability of existing centres. Per indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Per vitality and viability of existing centres. Per indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Per vitality and viability of existing centres. Per unitable vitality and viability of existin		Cambridge?	
shopping hierarchy, supporting the vitality and viability of existing centres. Development would have no effect on vitality of cambridge, town, district and local centres? Employment - Accessibility	Shopping		CDEEN - No offect or would support the
hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment – How far is the nearest main employment centre of employment result in the loss of employment land, or deliver new employment land, or deliver new employment land; or deliver new employment land infrastructure and broadband? Education Capacity Distance: Primary School	Shopping	•	• •
supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility energy and to be centred indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. In such and the particularly to set and allocation is for employment land / allocation is for employment development. GREEN = Existing infrastructure likely to be sufficient. GREEN = Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs Distance: How far is the nearest primary school? Soam ACF from centre of site to Gamlingay County First School. G = Within 1km (or site large enough to provide new) O.5km ACF from centre of site to Gamlingay Village College. TRANSPORT Cycle Routes What type of cycle routes are accessi			vitality and viability of existing centres.
vitality of cambridge, town, district and local centres?		3 '	Development would be one of a first or
Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. RED = >3km RED = >3km RED = >3km 8.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park) Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Bistere sufficient education capacity? Distance: Primary nearest primary school? Distance: Power from centre of site to Gamlingay County First School. Distance: Power from centre of site to Gamlingay County First School. G = Within Ikm (or site large enough to provide new) 0.5km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.			
Employment - Accessibility Employment - Accessibility Employment - Accessibility Employment - Accessibility Employment - Centre? Employment - Centre. Employment - Centre. Employment - Centre. Employment - Centre. Employment - Centre.			
Incoal centres? How far is the nearest main employment centre? RED = >3km			
Employment - Accessibility How far is the nearest main employment centre? B.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)		1	which include retail, offices, or leisure uses.
Accessibility nearest main employment centre?			
employment centre? Employment - Cambridgeshire 008A (Cambourne Business Park) Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Proper and the far is the nearest primary school? Distance: Primary School Reb = 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. RED = Service does not meet the	Employment -	How far is the	RED = >3km
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Quality Public requirements of a high quality public	HQPT		
		Quality Public	requirements of a high quality public

	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		, ,
station		373m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.84km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,643m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

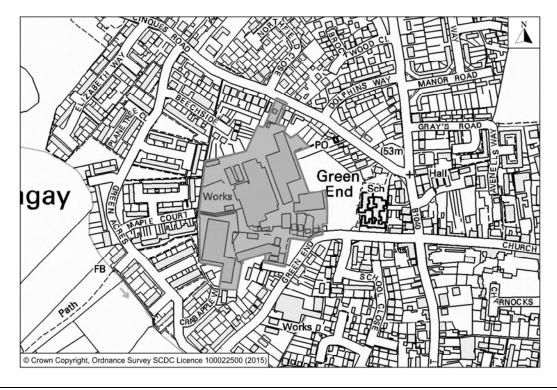
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC117	

Site reference number(s): SC117

Consultation Reference numbers: 33 (I&O 2012)

Site name/address: Green End Industrial Estate, Green End, Gamlingay

Map:



Site description:

An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.

Current use(s): Industrial Estate.

Proposed use(s): Up to 140 dwellings with employment, community facilities and public open space

Site size (ha): South Cambridgeshire: 4.09 ha.

Potential residential capacity: 92 dwellings (30 dph)

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

	T	1
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Minerais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	10301703:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 Quanty	development of the	impact.
	sites result in an	'
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
5	A14?	
Pollution	Are there potential	DARK GREEN = Would remove existing
	Odour, light noise	significant source of pollution.
	and vibration	This site has a history of nainy activities
	problems if the site is developed, as a	This site has a history of noisy activities related to industrial / commercial uses.
	receptor or	Residential development would have a
	generator	positive impact and would result in
	(including	significant improvements in the local noise
	compatibility with	climate and the living environment of
	neighbouring	existing residential premises; Development
	uses)?	would remove existing use that creates
		nuisance, resulting in significant benefits.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination.
		Existing commercial / industrial use,
		requires assessment.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	-
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
DIODU/EDOES		Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Description 1 1 1 1
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites	to designated for nature conservation or recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	Hataro	groonopado. No di negligible linpadis.

			[1
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		ŭ
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		domeved imodgit the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		CDEEN. Cita do so not contain ou adicio
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
0	(TPO)?		ANADED No significant appearant visa an
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
<u> </u>	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
·	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements).
L			/

	townscape character, including through appropriate design and scale of development?	The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in 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)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Minor positive to Neutral impact on historic assets (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. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
ΗΙΜΔΝ ΗΕΔΙ	⊥ ΓH AND WELL BEING	carriet be appropriately addressed
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
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 The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER =4 00 - 800m 642m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact No effect on pitch or plot provision.

District or Local Centre position of the nearest District or Local centre? Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service Poservice? Distance: GP Service position of the nearest health centre or GP service? Key Local Facilities proposed directly as a result of the development in deprivation particularly in Abbey Ward and Kings Hedges? ECONOMY Description of the development in deprived wards of Cambridge? Distance: GP Service Position of the from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village. R =>800m R =>800m A = 400 - 800m ACF from centre of site to Medical Centre, Gamlingay. AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Good scope for integration with existing communities? FCONOMY Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in deprived wards of Cambridge?			
Showpeople?		and Travellers and	
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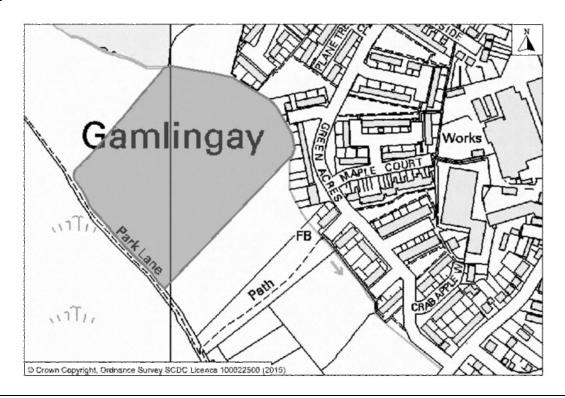
	T				
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have vitality or viability of exist indicator is likely to apply which include retail, office	sting centres. The y particularly to sites		
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 8.1km ACF from centre Cambridgeshire 008A (0 Business Park)			
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment development would have employment land or pre	opment re no effect on		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrasufficient. Minor Utilities Infrastruct required, but constraints There is insufficient spacapacity within the distrisupply the number of promption which could arise if all the within the zone were to WWTW is operating clothe sewerage network is both will require mitigati	ture improvements can be addressed. re mains water bution zone to oposed properties ne SHLAA sites be developed. The se to capacity and cat capacity and		
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residentia surplus school places. Insufficient spare school potential for improveme Adjoins Primary School part of the site to be use necessary expansion of	al development / I capacity but nt to meet needs. Potential exists for ed to enable any		
Distance: Primary School	How far is the nearest primary school?	G = <400m 204m ACF from centre County First School.	of site to Gamlingay		
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site provide new) 0.7km ACF from centre Village College.			
TRANSPORT					
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision less than 1.5m width with traffic. Having to cross high cycle accident rate facilities/school. Poor quality of the contract of the cycle accident rate facilities of the cycle accident rate facilities of the cycle accident rate facilities of the cycle accident rate facilities.	th medium volume of a busy junction with to access local uality off road path.		
HQPT	Is there High	RED = Service does no	t meet tne		

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	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
0 1 1 1	of site)?	AMPER O 40.447 4 '' ' I I
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		218m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		` ,
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		3
Distance for		G = 5km to 10km (4)
cycling to City		,
Centre		6.87km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,720m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	,g
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	2. 0,0	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.
		idollido.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC168	
Consultation Reference numbers:	

Site name/address: Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)

Map:



Site description: Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.

Current use(s): Agriculture

Proposed use(s): Housing development for 120 dwellings

Site size (ha): South Cambridgeshire: 4.64 ha

Potential residential capacity: 104 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse 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?	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). There is a small area of filled land just north of this site. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		 CDEEN - Door not contain is not adiacant
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.

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Tinagaton
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	•		
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Illinastractare	and green spaces,		of appropriate mitigation
	-		of appropriate mitigation
	through delivery of and access to		Noutral impact (existing factures retained
			Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			adverse impact on landscape setting by
			reducing the transitional area of small fields,
			hedgerows and trees and by the
			introduction of a promontory of built
			development into the countryside. The
			upper floors of houses would be visible
			above retained hedgerows to the detriment
Taxas	VACIDATE CONTRACTOR INC.		of the rural character of the area.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)

	1		,
Green Belt	townscape character, including through appropriate design and scale of development? What effect would		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. GREEN = No impact or Minor positive
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Part within CA. Major adverse effect due to loss of historic farm buildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	j	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 995m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact No effect on pitch or plot provision.

	_	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	699m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1. 2000
Connic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	1 = 2000III
Service	centre or GP	975m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Kov Local		AMBER = No impact on facilities (or
Key Local Facilities	Will it improve	
racillues	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
.,	etc?)	OBEEN B. I. III III III
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
		1 - 1=11 111 111001 0. 11001 0 0 0 0 0 0 1 1110

hierarchy, supporting the vitality and viability of Cambridge, town, district and town coal centres?					
supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility		shopping		vitality and viability of existing centres.	
vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local centres?					
Secondary Country Co					
Employment - Accessibility Face Company Country Face Face Country Face					
Incoal centres? How far is the nearest main employment centre? RED = >3km					
Employment - Accessibility How far is the nearest main employment centre? S.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)				which include retail, offices, or leisure uses.	
Accessibility nearest main employment centre?					
employment centre? Employment - Would		How far is the		RED = >3km	
Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School TRANSPORT Cycle Routes Would Ge No loss of employment land / allocation is for employment land / Allocation is for employment development in sequired, 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 the sewerage network is at capacity and both will require mitigation GREEN = Existing infrastructure likely to be sufficient 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 the sewerage network is at capacity and the sewerage network is at capacity and both will require mitigation GREEN = Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m FRED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)	Accessibility				
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TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)	1			1.1km ACF from centre of site to Gamlingay	
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge 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. RED = Service does not meet the requirements of a high quality public transport (HQPT)				9 ,	
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge routes are accessible near to traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)	TRANSPORT				
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge routes are accessible near to traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)	Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane	
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 traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)	_				
the site? high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High Quality Public Transport (at edge high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)		accessible near to		traffic. Having to cross a busy junction with	
HQPT Is there High Quality Public Transport (at edge facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)					
HQPT Is there High Quality Public Transport (at edge RED = Service does not meet the requirements of a high quality public transport (HQPT)				- -	
Quality Public Transport (at edge requirements of a high quality public transport (HQPT)	HQPT	Is there High			
Transport (at edge transport (HQPT)		_			
UI 3IIG):		of site)?		, ,	

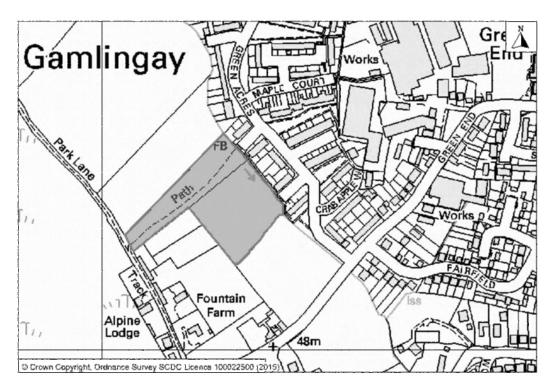
Cuetain alala	Caarinaa	AMPED Cooks 40 44 from 4 criterio bolove
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total acous of 4.4
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		225m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		, , ,
Transport		
Public		G = 21 to 30 minutes (4)
transport		()
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		gay to our rector
Distance for		G = 5km to 10km (4)
cycling to City		S = Skiri to Tokiri (1)
Centre		6.47km ACF from the centre of the site to
Ochilo		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = >000iii
Station	proposed train	6,345m ACF from centre of the site to
Otation	station?	Sandy Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor possible of
	available capacity?	Minor negative effects incapable of
		mitigation. Access to the site is through a
		small gap onto Greenacres and it is
		uncertain that this access link to the public
		highway is suitable to serve the number of
		units that are being proposed. Insufficient
		capacity or access constraints that cannot
		be adequately mitigated.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	No impact to public transport, walking or
	transport, walking	cycling facilities
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC170	

Consultation Reference numbers:

Site name/address: Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)

Мар:



Site description: A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.

Current use(s): Agriculture

Proposed use(s): Housing development for 48 dwellings

Site size (ha): South Cambridgeshire: 1.88 ha.

Potential residential capacity: 38 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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION		•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
-	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		
	problems if the site		
	is developed, as a		
	receptor or		
	generator (including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination on		area with a history of contamination
	the site?		·
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		
	of the water		Assumptions for a neutral impact are that
	environment?		appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
DIODIVED CITY			Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Designated Sites	protected species		to designated for nature conservation or
Oiles	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
	Jitoo)		
Biodiversity	Would		AMBER = Development would have a
Biodiversity	,		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		<u> </u>
	,		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
Croon	(TPO)?		AMPED. No cignificant annumbration of
Green Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or
minastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			adverse impact on the landscape setting of
			Gamlingay by reducing the transitional area
			of small fields, hedgerows and trees and by
			the introduction of a promontory of built
			development into the countryside. The
			upper floors of houses would be visible
			above retained hedgerows to the detriment
			of the rural character of the area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		· · · · · · · · · · · · · · · · · · ·
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation.
	through		Adverse effect on separation of hamlets of
	appropriate design		Dennis Green and Green End.
	and scale of		
	development?		

Green Belt	What affect would		CDEEN No impact or Minor positive
Green Beit	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
I I a wit a ava	purposes?		ODEEN O'te deservation and district
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process. Adverse effect on
	and gardens and		setting and separation of LB 1 Dennis
	scheduled		Green (GdII) and its rural backdrop.
	monuments)?		
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.9km ACF from centre of the site to The
			Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		804m ACF from centre of the site to The
	teenagers?		Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		558m ACF from the centre of the site to a
	centre?		cross road location which illustrates a main
			cluster of services and facilities within the
	i .		
			village.

D: 4 O:4		D 000
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 600m
OCIVICO	centre or GP	775m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	•
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No feetities to the contract of the second o
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How well would the	development. RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	separated by non residential land does
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and vidently of oxiding defined.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	RED = >3km
	nearest main	

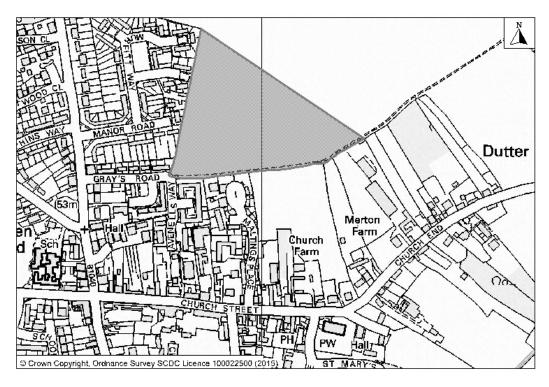
	T .	
	employment centre?	8.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne
Constant on the	Mould	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	bioaubailu?	
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	513m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide now)
Coriooi	3010011	0.9km ACF from centre of site to Gamlingay
		Village College.
TDANCDORT		Village College.
TRANSPORT	\\/\battimes = = f =1;	DED. No eveline everteine evertein
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
30010 (0000)	consider access to	10.01 00010 01 1 1.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

	four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		132m ACF from the centre of the site to the
diation		nearest bus stop (28 service).
Frequency of		RR= Less than hourly service (0)
Public		Title 2000 than hourly convice (6)
Transport		
Public		G = 21 to 30 minutes (4)
transport		21 to 60 11111111111111111111111111111111111
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		guy in an ana
Distance for		G = 5km to 10km (4)
cycling to City		,
Centre		6.54km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,386m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC171			

Consultation Reference numbers: 32 (I&O 2012)
Site name/address: Land off Grays Road, Gamlingay

Мар:



Site description: Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.

Current use(s): Agriculture

Proposed use(s): Housing development for 130 dwellings

Site size (ha): South Cambridgeshire: 4.32 ha.

Potential residential capacity: 47 dwellings (30 dph net)

(reflects the reduced site area to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012)

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

	T	
	versatile agricultural land?	most versatile agricultural land (Grades 1 and 2). Small part to south east corner 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. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would	AMBER = Development would have a

	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		3
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		TPO to south of the site on house gardens.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Imraotraotaro	and green spaces,		of appropriate mitigation.
	through delivery of		or appropriate mingation.
	and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
	illiastructure:		·
			that appropriate design and mitigation
			measures would be achieved through the
LANDOGADE	TOWNOOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Development of a smaller site (the western
			section of the site) would have a Minor
			Positive Impact (Development would relate
			to local landscape character and offer
			opportunities for landscape enhancement)
			Development of the whole site would have a
			material effect upon the landscape setting of
			Gamlingay by introducing development to
			the rear of the historic linear development
			along Church End. However a smaller site
			(the western section) would leave the
			landscape setting viewed from the east
			essentially unchanged despite the intrusion
			into open countryside. When viewed from
			the north, it would however be unacceptable
			to continue the harsh exposed village edge
			by developing the whole site. Scope exists
			to provide for a new soft green edge to the

	1				
T			village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting. (Assessment updated to reflect the SHLAA, August 2013 assessment, no change to the score)		
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)		
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes		
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting		
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop.		
CLIMATE CHA	NGE				
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk 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 The Butts Recreation Ground, Gamlingay.		

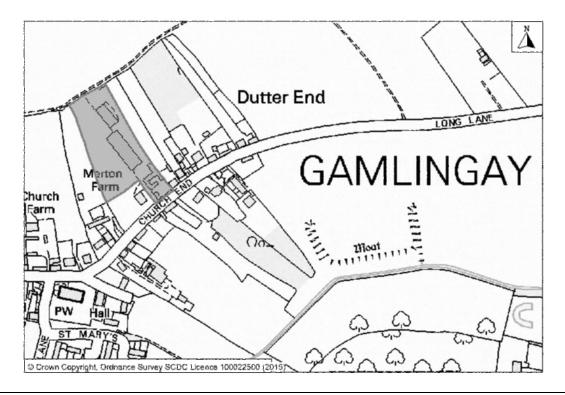
	T	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	641m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	•
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The shoot on phone or province and the shoot of the shoot
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 600111
		40.4m ACE from the control of the city to a
Local Centre	District or Local	424m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	718m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	canciación innigation propossa/i
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Company up its a	,	CDEEN Development would not load to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
`	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Thosay wald allu	

		ı		
	Kings Hedges?			
	Would allocation			
	result in			
	development in			
	deprived wards of			
	Cambridge?			
Shopping	Will it protect the		GREEN = No effect or would support the	
	shopping		vitality and viability of existing centres.	
	hierarchy,			
	supporting the		Development would have no effect on	
	vitality and viability		vitality or viability of existing centres. The	
	of Cambridge,		indicator is likely to apply particularly to sites	
	town, district and		which include retail, offices, or leisure uses.	
	local centres?		which include retail, offices, of leisure uses.	
Consider one and			DED Olim	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main		701 4054 4 4 4 4 4 4	
	employment		7.6km ACF from centre of site to South	
	centre?		Cambridgeshire 008A (Cambourne	
			Business Park)	
Employment -	Would		G = No loss of employment land / allocation	
Land	development result		is for employment development.	
	in the loss of			
	employment land,			
	or deliver new			
	employment land?			
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be	
	level of investment		sufficient.	
	in key community			
	services and		Minor Utilities Infrastructure improvements	
	infrastructure,		required, but constraints can be addressed.	
	including		There is insufficient spare mains water	
	communications		capacity within the distribution zone to	
	infrastructure and		supply the number of proposed properties	
	broadband?		which could arise if all the SHLAA sites	
	broadbarid:			
			within the zone were to be developed. The	
			WWTW is operating close to capacity and	
			the sewerage network is at capacity and	
-			both will require mitigation	
Education	Is there sufficient		GREEN= Non-residential development /	
Capacity	education		surplus school places.	
	capacity?			
			Insufficient spare school capacity but	
			potential for improvement to meet needs.	
Distance:	How far is the		A = 400 - 800m	
Primary	nearest primary			
School	school?		427m ACF from centre of site to Gamlingay	
			County First School.	
Distance:	How far is the		G = Within 1km (or site large enough to	
Secondary	nearest secondary		provide new)	
School	school?		F	
3011001	3011001.		0.6km ACF from centre of site to Gamlingay	
			Village College.	
TRANSPORT				
	Mhat tupo of avala		DED - No evoling provision or a evolution	
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane	

	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tric site:	. .
LIODT		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	. ,
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
	mechanism has	AWDER = Ocore to 14 hom 4 chena below
Transport		T
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	_	
D'ataman laur	four criteria below.	00 Mideia 400aa (0)
Distance: bus		GG = Within 400m (6)
stop / rail		
station		310m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		, , , , , , , , , , , , , , , , , , , ,
Transport		
Public		C = 21 to 20 minutes (4)
		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.47km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
		K = >000111
Railway	from an existing or	7.040 4.05 (
Station	proposed train	7,316m ACF from centre of the site to
	station?	Sandy Station
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	,
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non Cor	Will it make the	
Non-Car		AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	. ,	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC172		
Consultation Reference numbers:		
Site name/address: Land rear of Merton Farr	n Gamlingay	

Мар:



Site description: The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.

Current use(s): Agricultural buildings and yard

Proposed use(s): Housing development for 36 dwellings

Site size (ha): South Cambridgeshire: 1.24 ha.

Potential residential capacity: 25 dwellings (30 dph net)

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

Minerals POLLUTION	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.		
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?		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. Current land use appears to be of commercial/industrial and therefore would require investigation.		
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).		
BIODIVERSITY	BIODIVERSITY				
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		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.		

	/In alcoding a		<u> </u>
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		magaacm
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON I I I I I I
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
		III TUDAL III	development process.
•	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and distinctiveness of		local landscape character, or provide minor improvements)
	landscape		improvementa <i>j</i>
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			The site is located within an area of
			enclosed fields, and long back gardens
			along Church Street, Church End and
İ			Dutter End which form a soft green area of
			•
			transition between the open arable fields to
Townscape	Will it maintain and		•

diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site would have an adverse impact upon the townscape of Gamilingay through the introduction of backland residential development which would be contrary to the character of this part of the village. Green Belt		1		
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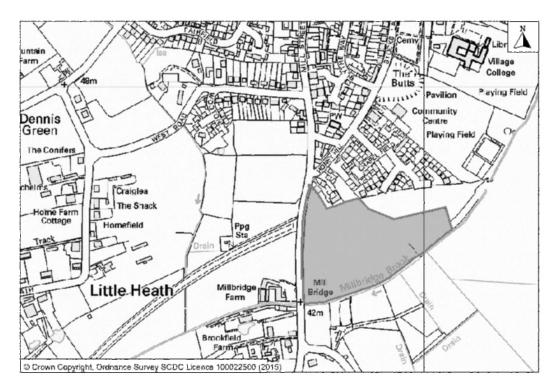
	T		· · · · · · · · · · · · · · · · · · ·			
Gypsy &	Will it provide for		AMBER = No Impact			
Traveller	the accommodation needs of Gypsies and Travellers and Travelling		No effect on pitch or plot provision.			
D: /	Showpeople?					
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 512m ACF from the centre of the site to a cross road location which illustrates a main 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 654m ACF from centre of site to Medical Centre, Gamlingay.			
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 is poorly related to the existing built-up area, and would constitute backland development in an area characterised by linear development			
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.			

	T	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. "
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidana anti-valdha an an affact an
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Employment	local centres? How far is the	RED = >3km
Employment - Accessibility	nearest main	KED = >3KIII
Accessibility	employment	7.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	Contro:	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Laria	in the loss of	lo for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	μ
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites_
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	Insufficient appro pobagl conscitu but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	557m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Gamlingay
		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) 457m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.59km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,417m ACF from centre of the site to Sandy 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): SC173	
Consultation Reference numbers:	

Site name/address: Land off Honey Hill, Gamlingay **Map:**



Site description: Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.

Current use(s): Agriculture

Proposed use(s): Housing development for 131 dwellings

Site size (ha): South Cambridgeshire: 4.51 ha.

Potential residential capacity: 101 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?	GREEN = Neutral. Development would not affect grade 1 and 2 land.

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
winerais	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site within an area designated in the
		Minerals and Waste LDF but development
POLLUTION		would not have a negative impact.
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	1 333
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	Are there petential	CDEEN - No adverse effects or conchis of
Pollution	Are there potential Odour, light noise	GREEN = No adverse effects or capable of full mitigation
	and vibration	i an initigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator (including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on the site?	an area with a history of contamination, or capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		, , , , , , , , , , , , , , , , , , , ,
		This site was previously a licensed landfill
		site. Potential for major benefits through
Water	Will it protect and	remediation of significant contamination GREEN = No impact / Capable of full
vvalei	where possible	mitigation
	enhance the quality	. 5
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	l	- Suctamable Brainage Gyotomic (Gado).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for nature	or local area will be developed as greenspace. No or negligible impacts.
	conservation	greenspace. No or negligible impacts.

	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		·····g·····
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		3
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - Development of this site would
			have an adverse impact on the landscape
			setting of Gamlingay by bringing the village
			down from the ridge into open countryside
			so increasing its visibility from the south and
			,
			by detracting from the landscape and
			townscape value of the Listed Building at 61
			Mill Street aka 6 Honey Hill which looks to
	Will it maintain and		the south down Mill Lane. RED = Significant negative impact on
Townscape			LELL - Significant nogative impact on

	enhance the diversity and distinctiveness of	townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design	Development of this site would have an adverse impact on the landscape setting of Gamlingay by bringing the village down from the ridge into open countryside so
	and scale of development?	increasing its visibility from the south and by detracting from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.
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	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation). Northern edge of site adjoins Conservation Area. Adverse effect as
	and gardens and scheduled monuments)?	prominent on approach to CA and village and on meadow valley edge. Adverse effect due to loss of significant open countryside separating Mill Street village core from hamlet at Mill Hill. A Grade II Listed Building lies 50 metres to the north of the site on Mill Street/Honey Hill which is a distinctive landmark on the village edge, adverse effect due to loss of rural context and slope of land.
CLIMATE CHAI		LAMBED OF LATE OF THE STATE OF
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk
		Part of site adjoining Millbridge Brook is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). Remainder of site in zones 1 and 2.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or

		appropriate mitigation)
Distance	How for in the	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O Olera A OE france a solve of the site to The
Facilities	sports facilities?	0.3km ACF from centre of the site to The
		Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	355m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	and an ended on production production
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
Distance. District or	from the nearest	A = 700 - 000III
Local Centre	District or Local	686m ACF from the centre of the site to a
Local Centre		
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	276m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	canciaciony maganem proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
		development.
	and leisure (shops,	
	post offices, pubs	
0	etc?)	ODEEN Development II II II
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Topal stou by Horr Tooldorillar laria about
	communities?	Site is poorly related to the existing built-up
	Communities:	area.
ECONOMY		aica.
ECONOMY		

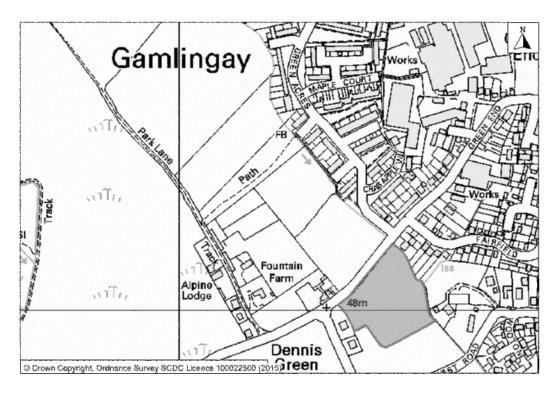
Primary School nearest primary school? 775m ACF from centre of site to Gamlingay County First School.	B 1 11	<u> </u>	 ANADED N. C.
and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Centre? Employment - Land development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: How far is the nearest primary School? Eprimary Accessiphing Cambridge according to the Index of Multiple Deprivation 2010. Multiple Deprivation 2010. Step 10. SREEN = No effect or would support the vitality and viability of existing centres. The indicator is likely to existing centres. The indicator is likely to existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. RED = >3km 8.5km ACF from centre of site to South Cambridgeshire 208A (Cambourne Business Park) G = No loss of employment land / allocation is for employment land / allocation is for employment development GREEN = Existing 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 2004 arise if all the SHLAA sites within the 2004 arise if all the SHLAA sites within the 2004 arise if all the SHLAA sites within			
deprivation 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? Employment - Accessibility enerse the land development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity? Education Capacity? Distance: How far is the nearest main employment land? Multiple Deprivation 2010. 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. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality and viability of existing centres. Devicting and viability of existing centres. Development would have no effect on vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality or viability of existing centres. Development would have no effect on vitality and viability of existing centres. Development would have no effect on vitality and viability	(Cambridge)	1 .	
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Kings Hedges? Would allocation result in development in deprived wards of Cambridge? GREEN = No effect or would support the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. 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. RED = >3km			
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result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. In including community services and infrastructure, including communications infrastructure and broadband? Education Capacity? Education Capacity Distance: Primary School Pimary Shool REED = No effect or would support the vitality and viability of existing centres. GREEN = No effect or would support the vitality and viability of existing centres. GREEN = Skm ACF from centre of site to South Cambridgeshire 008A (Cambrourne Business Park) RED = >3km A.S.Km ACF from centre of site to South Cambridgeshire 008A (Cambrourne Business Park) G = No loss of employment land / allocation is for employment development 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 both will require mitigation. GREEN = Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m 775m ACF from centre of site to Gamlingay County First School.		Kings Hedges?	
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Primary nearest primary school? 775m ACF from centre of site to Gamlingay County First School.			
School school? 775m ACF from centre of site to Gamlingay County First School.	Distance:		A = 400 - 800m
County First School.	Primary		
	School	school?	• •
Distance: How far is the G = Within 1km (or site large enough to			•
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Distance:	How far is the	G = Within 1km (or site large enough to

Secondary	nearest secondary	provide new)
School	school?	
		0.5km ACF from centre of site to Gamlingay 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	Scoring	AMBER = Score 10-14 from 4 criteria
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 11.
Distance: bus		A = Within 800m (3)
stop / rail station		693m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.96km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,734m ACF from centre of the site to Sandy 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	AMBER = No impacts
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC174	
Consultation Reference numbers:	

Мар:



Site description: A field bounded by robust hedges on the south western edge of the village. Some scattered trees on the field boundary and on the field itself. Adjoins residential to the north east (the main part of the village), and also to the west where there are also a small number of cottages fronting onto West Road.

Current use(s): Grazing

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 1.52 ha.

Site name/address: Land off Green End, Gamlingay

Potential residential capacity: 31 dwellings (30 dph net)

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

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	5
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or	acceptable. GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Comarmiation	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		This site was previously a licensed landfill
		site. Potential for major benefits through
		remediation of significant contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	Custamusic Bramage Gystems (Guds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	
	geodiversity?	
	(Including	1

			
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			adverse impact on the landscape setting by
			reducing the transitional area of small fields,
			hedgerows and trees and by the creation of
			a promontory of built development into the
			countryside. The upper floors of houses
			would be visible above retained hedgerows
			to the detriment of the rural character of the
			area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
-	enhance the		character, incapable of mitigation.
	diversity and		-
	distinctiveness of		Minor Negative Impact (development
			, , , , , , , , , , , , , , , , , , ,

	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	Development of this site would have an
	appropriate design	adverse impact on the townscape by the
	and scale of	loss of separation between the hamlets of
	development?	Dennis Green and Green End.
Green Belt	What effect would	GREEN = No impact or Minor positive
Olech Beit	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	ŭ
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation).
	areas, listed	Adjoining cottage at 1 Dennis Green Listed
	•	
	buildings,	Grade II. Adverse effect due to loss of
	registered parks	significant open countryside and separation
	and gardens and	between hamlet of Dennis Green from
	scheduled	Green End. Major adverse effect on setting,
	monuments)?	with loss of rural context and green
		backdrop. Loss of former village green
		(Dennis Green).
CLIMATE CHA	NGE	,
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Torrewablee weard apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
FIOOU KISK	is site at flood risk?	GREEN = Flood Zolle 1 / low lisk
		Flood Zono A and no design as issues that
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	CALLIT - CHAIT OF OFFICE PROVISION
Facilities		0.7km ACF from centre of the site to The
ı⁻a∪ıılıl U S	sports facilities?	
D: 4 5:		Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	598m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
1.5.5.5.5.	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	140 offer of pitor of plot provision.
I	and Travellers and	

	Τ=	1	
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		477m ACF from the centre of the site to a
	centre?		cross road location which illustrates a main
			cluster of services and facilities within the
D: 4 0'4			village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
Distance: GP	City Centre?		A 400 000
	How far is the		A = 400 - 800m
Service	nearest health		FF1m ACE from control of site to Madical
	centre or GP service?		551m ACF from centre of site to Medical
Vov. Local			Centre, Gamlingay. AMBER = No impact on facilities (or
Key Local Facilities	Will it improve quality and range		satisfactory mitigation proposed).
i aciiilles	of key local		Satisfactory miligation proposed).
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		do voiopinonii.
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		RED = Limited scope for integration with
with Existing	development on		existing communities / isolated and/or
Communities	the site integrate		separated by non-residential land uses
	with existing		
	communities?		Site is poorly related to the existing built-up
ECONOMY			area.
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
(5451.490)	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres

	Γ	
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	DED. OI
Employment -	How far is the	RED = >3km
Accessibility	nearest main	0.51 4.05 () () () ()
	employment	8.5km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	10/	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Utilities	level of investment	sufficient
		Sumcient
	in key community services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbaria:	within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	·
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	482m ACF from centre of site to Gamlingay
	<u> </u>	County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	O Zive ACE from control of all a to Constitu
		0.7km ACF from centre of site to Gamlingay
TDANCDORT		Village College.
TRANSPORT	Mhat time of sile	DED. No evoling provision on a such large
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are accessible near to	less than 1.5m width with medium volume of
	the site?	traffic. Having to cross a busy junction with
	uie site!	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
110(1)	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	T Transport (at edge	manoport (maxim)

	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		155m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		20 Minutes from Compliance to Ct. North
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		G = SKIII (O TOKIII (4))
Centre		6.62km ACF from the centre of the site to
Centre		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = 2000III
Station	proposed train	6,440m ACF from centre of the site to
Cianon	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	, 3
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC 018	
Consultation Deference numbers	

Consultation Reference numbers:

Site name/address: Town End, Duck End, Girton

Map:



Site description: This small site is situated part within and part on the edge of Girton, to the south of Duck End on the western edge of the village. Residential properties adjoin the site along the northern frontage to Duck End and Woody Green to the east. The site is part residential, comprising a house with long rear garden, with pastureland beyond. The site is well screened all sides to surrounding residential properties and countryside with dense mature hedgerow.

Note: the site is adjacent to site 203 to the west.

Current use(s): Agricultural

Proposed use(s): 10+ dwellings

Site size (ha): South Cambridgeshire: 0.37 ha.

Potential residential capacity: 8 dwellings (30 dph)

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

A		LODGEN N D
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais		
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	F
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	RED = Within or adjacent to an AQMA, M11
	near to an AQMA,	or A14
	the M11 or the	
	A14?	The site is within the AQMA.
	7(14:	THE SILE IS WILLIIIT LITE / LQIVI/ L.
		396m ACF from edge of site to A14.
		ŭ
		511m ACF from edge of site to M11.
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 ollation	Odour, light noise	full mitigation
	and vibration	
		Development commetted with a citable control
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	The site is to the east of the A14 and
	(including	prevailing winds from the south west.
	compatibility with	
	neighbouring	
	uses)?	
Contomination	,	CDEEN - Cito not within or adiagont to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
		Accumpations for a neutral increast are that
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	/
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	-	
	designated for	or local area will be developed as

	noturo		groonango No ar nagligible impacts
	nature conservation		greenspace. No or negligible impacts.
	interest, and		No impact on protected sites and species (or impacts could be mitigated).
	geodiversity?		(or impacts could be mitigated).
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
blodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		mitigation.
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
'	site or immediately		any protected trees
	adjacent protected		any proteotod from
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			The site is characterised as being within an
			area of enclosed arable fields and mature
1			hedgerows, which provide a soft village

		edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.
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) - Significant adverse impact on Green Belt purposes and functions - will erode the buffer that currently exists between the edge of the village and Huntingdon Road, small scale and intimate character of Duck End.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Green Belt purposes
Heritage CLIMATE CHAI	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) - Access between two Grade II cottages in need of upgrade. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
	TH AND WELL BEING	ODEEN Assum
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 Girton Recreation Ground.

	1	[
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	445m AOE france 1 (1) 11 11 1
	for children and	445m ACF from centre of the site to land
O 0	teenagers?	west of Weavers Field, Girton.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	No effect on pitch or plot provision
	needs of Gypsies	No effect on pitch or plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	604m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	516m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feether lest and a confeether
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Cito is poorly related to the eviction built
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	manapio Dopintation 2010.
	Abbey Ward and	

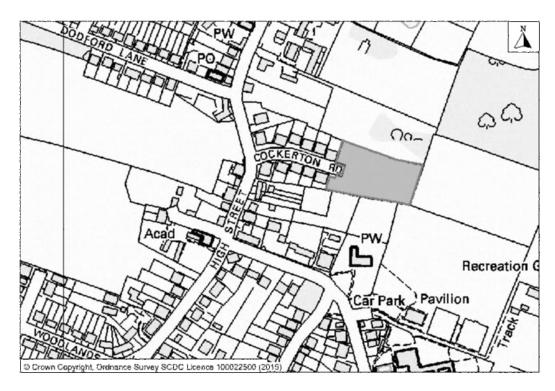
	T	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Carales are suct	local centres?	ANDED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	1.7km ACE from control of cito to Couth
	employment centre?	1.7km ACF from centre of site to South
	Centre?	Cambridgeshire 006D (Histon, including
Employment	Would	Vision Park) G = No loss of employment land / allocation
Employment - Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magaaon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	578m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	0.01 4.054
School	school?	2.8km ACF from centre of site to Impington
PRANCE		Village College.
TRANSPORT	1100	IDED N. II
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	1	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
I IQI I		·
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 20.
(= = = = = = = = = = = = = = = = = = =	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail	1	
station	1	4,61m ACF from the centre of the site to the
Ctation		nearest bus stop.
Erogueney of		G = 20 minute frequency (4)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public	1	GG = 20 minutes or less (6)
transport	1	
journey time to	1	16 minutes from Girton to Cambridge.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		ο ο ομπουπ (σ)
Centre	1	4.40km ACF from the centre of the site to
Ochic	1	Cambridge Market.
Distance	l lavy famila tha aita	Ÿ
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,156m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	J
	available capacity?	Minor negative effects incapable of
	avaliable capacity?	
		mitigation. Access constraints - The
		Highway Authority has concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site. Access
		can only be achieved between two Listed
		Buildings.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	-	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural centre
Site reference number(s): SC143	

Consultation Reference numbers: 40 (I&O 2012)
Site name/address: Land at Cockerton Road, Girton

Мар:



Site description: This small site is situated east of Cockerton Road on the north eastern side of Girton. The site adjoins a residential cul-de-sac off the High Street and is surrounded on the northern and eastern sides by semi-enclosed countryside. To the south are residential gardens, the village church with graveyard, and school playing fields lie further to the south east. The site is a small paddock, open to the adjoining residential development, but enclosed on its outer edges by dense hedgerow.

Current use(s): Paddock

Proposed use(s): Approximately 10 dwellings

Site size (ha): South Cambridgeshire: 0.63 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	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile

	best and most	agricultural land (Grades 1 and 2) - small
	versatile agricultural land?	site but all Grade 2
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION	•	
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the	AMBER = <1,000m of an AQMA, M11 or A14
	A14?	540m ACF from edge of site to AQMA.
		965m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration	GREEN = No adverse effects or capable of full mitigation
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation).
		Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or

	1		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		(cpacto coma nogatoa).
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Group of protected trees lie approximately
	Preservation Order		115m to the west.
	(TPO)?		Trom to the west.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIasiiuciuie			
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, T	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
'	enhance the		character, incapable of mitigation.
	diversity and		,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		•
	character?		negative impacts incapable of mitigation) -
			The site is characterised as an area of
			enclosed arable fields and paddocks with
			mature hedgerows providing a soft
			transitional edge to the village. There is
			currently a clear edge to the village at the
			end of Cockerton Road. The site has a rural

		above star and provides an important next of
		character and provides an important part of the setting of the historic core of the village.
Townscape	Will it maintain and	AMBER = negative impact on townscape
Townscape	enhance the	character, incapable of mitigation.
	diversity and	Character, incapable of miligation.
	,	Minor Negative Import (development
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is characterised as an area of
	appropriate design	enclosed arable fields and paddocks with
	and scale of	mature hedgerows providing a soft
	development?	transitional edge to the village. There is
		currently a clear edge to the village at the
		end of Cockerton Road. The site has a rural
		character and provides an important part of
		the setting of the historic core of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
Tiomago	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	Illingation
		Significant Negative Impact on historia
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- The site forms part of the setting of the
	buildings,	historic core, including the setting of a
	registered parks	Grade II* and two Grade II Listed Buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but it is likely appropriate
	monuments)?	mitigation can be achieved through the
		development process.
CLIMATE CHAN		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
	ορασο.	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLER - CHAIN OF OTISILE PROVISION
Facilities		0.2km ACF from centre of the site to Girton
ı acııılı c ə	sports facilities?	U.ZMII AOI IIUIII CEIILIE UI LIIE SILE LU GIILOII

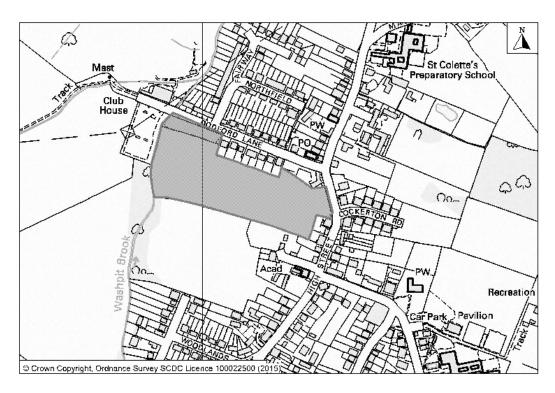
		Postostian Ground
Dietones: Die:	How far is the	Recreation Ground.
Distance: Play		GREEN = <400m
Facilities	nearest play space	450m ACE from country of the city to Cinton
	for children and	150m ACF from centre of the site to Girton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	143m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		services and facilities within the village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	846m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	,
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	G = <400m
Primary School	nearest primary	0 - 1700111
I minary Contool	school?	267m ACF from centre of site to Girton
	3011001:	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.2km ACF from centre of site to Impington
J011001	3011001:	Village College.
TRANSPORT	l	Timage College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Systo Routes	routes are	less than 1.5m width with medium volume of
	.54100 410	1000 than from Water With Modalin 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	AMBER = service meets requirements of
11011	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	
(SCDC)	been developed to	Total score of 22.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6)
otop / rail otation		152m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		(1)
City Centre		16 minutes from Girton to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.70km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train	6,417m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC144		
Consultation Reference numbers:		
Site name/address: Land at Dodford Lane High Street Girton		

Мар:



Site description: This large site is situated south of Dodford Lane and west of the High Street on the north western side of Girton. Residential properties and a public house adjoin most of the northern edge of the site, with further residential properties to the south. The eastern boundary is open to the High Street, with a low level metal fence. To the west lies Washpit Brook, defined with an area of vegetation separating the site from a car park for the golf club and larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow.

Current use(s): Agricultural

Proposed use(s): Approximately 50 dwellings

Site size (ha): South Cambridgeshire: 3.50 ha.

Potential residential capacity: 2 dwellings (30 dph)

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

	1	
	to the loss of the best and most versatile agricultural land?	Development would not affect best and most versatile agricultural land (Grades 1 and 2). Previous attempts to gain planning permission for residential development were refused as MAFF objected to loss of valuable agricultural land - site within 'urban' definition so no grading.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	1.00000.	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 457m ACF from edge of site to AQMA. 991m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Site adjacent to a public house with licence for live and recorded music - would need to mitigate with buffer zone since likely to have moderate to major to significant noise issues since only short distance separation. Also site is to east of A14 and prevailing wind from south west can mitigate noise from road. 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. Girton Golf Club and associated parking is to west of site and any floodlighting could cause light nuisance.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the

			development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		Sustamable Dramage Systems (Suus).
	Will it conserve		GPEN - Doos not contain is not adjacent
Designated Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Group of protected trees lies approximately 15m on the opposite side of the High Street.
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		any protected trees Group of protected trees lies approximately 15m on the opposite side of the High Street
Green Infrastructure	Will it improve access to wildlife and green spaces,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
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) - it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
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) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development within the village may be difficult to achieve.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.

CLIMATE CHA	CLIMATE CHANGE			
Renewables	Will it support the		AMBER = Standard requirements for	
1101101145100	use of renewable		renewables would apply	
	energy resources?		Transmission means 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.	
			However approximately 1/3 of western edge	
			of the site is within Flood Zones 2 and 3.	
HUMAN HEAL	TH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site	
	quantity and quality		provision to adopted plan standards is	
	of publically		provided onsite.	
	accessible open		·	
	space?		Neutral impact (existing features retained or	
			appropriate mitigation).	
Distance:	How far is the		GREEN = <1km or onsite provision	
Outdoor Sport	nearest outdoor		·	
Facilities	sports facilities?		0.6km ACF from centre of the site to Girton	
			Recreation Ground.	
Distance: Play	How far is the		AMBER = 400 - 800m	
Facilities	nearest play space			
	for children and		429m ACF from centre of the site to Girton	
	teenagers?		Recreation Ground.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the			
	accommodation		No effect on pitch or plot provision.	
	needs of Gypsies			
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		G = <400 m	
District or	from the nearest			
Local Centre	District or Local		341m from the centre of the site to the	
	centre?		village hall (Cotton Hall), central to the other	
			services and facilities within the village.	
Distance: City	How far is the site		R = >800m	
Centre	from edge of			
	defined Cambridge			
D: /	City Centre?		B 000	
Distance: GP	How far is the		R = >800m	
Service	nearest health			
	centre or GP		1,019m ACF from centre of site to The	
	service?		Surgery, Girton.	
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
	of key local		AL A MAR I A MAR I A MAR I	
	services and		No facilities lost, and no new facilities	
	facilities including		proposed directly as a result of the	
	health, education		development.	
	and leisure (shops,			
	post offices, pubs			
	etc?)			

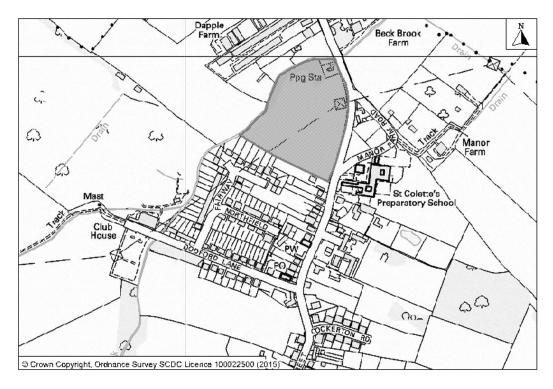
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiilles	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities!	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	
with Existing	development on	AMBER = Adequate scope for integration with existing communities
Communities	the site integrate	with existing communities
Communices	with existing	
	communities?	
ECONOMY	Communices:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing ecritics.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	William malade retain, emess, er leisare asser
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.3km ACF from centre of the site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	•
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites

		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	527m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.6km ACF from centre of site to Impington
		Village College.
TRANSPORT	l.	· maiga a chagai
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the site:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
I IQI I	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	all liistarices
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	DANK GILLIN = Scole 19-25
Score (SCDC)	been developed to	Total score of 22.
Score (SCDC)	consider access to	Total Score of 22.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
D'atana a basa	Tour Criteria below.	00 M/H: 400 m (0)
Distance: bus		GG = Within 400m (6)
stop / rail		400m ACE from the country of the city to the
station		193m ACF from the centre of the site to the
Гиоличана		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		00 00 minute (0)
Public		GG = 20 minutes or less (6)
transport		46 minutes from Circuit C. C. L. I.
journey time to		16 minutes from Girton to Cambridge.
City Centre		00 11 (5) (0)
Distance for		GG = Up to 5km (6)
cycling to City		1.051 1.051
Centre		4.95km ACF from the centre of the site to
D: 4		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.000 4.057
Station	proposed train	6,683m ACF from centre of the site to

	station?	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): SC 177	
Consultation Reference numbers:	

Site name/address: Land off Oakington Road, Girton **Map:**



Site description: This large site is situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton. It adjoins residential properties to the south. Farm and commercial units lie in a complex to the north. Isolated residential properties and a further farm lie to the east, together with St Colette's Preparatory School and Gretton Special Needs School. A golf course lies beyond Beck Brook to the west. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow. There is a pumping station in the northernmost part of the site.

Current use(s): Hay field

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

Site size (ha): South Cambridgeshire: 3.12 ha.

Potential residential capacity: 47 dwellings (30 dph)

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

best and most versatile agricultural land? Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Contamination Water Water Water Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Will it conserve protected species BIODIVERSITY DREEN = Site is not within an allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. SREEN = Minimal, no impact, reduced impact. BICREN = Minimal, no impact, reduced impact. AREEN = Minimal, no impact, reduced impact. BREEN = Minimal, no impact, reduced impact. AMBER = <1,000m of an AQMA, M11 or A14 AMBER = <1,000m of an AQMA, M11 or A14 BO4m ACF from edge of site to AQMA. GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. Possible noise and malodour from Dapple and Manor Farm as proposals would be closer than existing residential, but no history of complaints. GREEN = Site not within or adjacent to an area with a history of contamination. GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).		T		
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Designated Will it conserve GREEN = Does not contain, is not adjacent to designated for nature conservation or	BIODIVERSITY	•		
Sites protected species to designated for nature conservation or				GREEN = Does not contain, is not adjacent
· · · · · · · · · · · · · · · · · · ·	•			•
and protect sites recognised as containing protected species,		and protect sites		recognised as containing protected species,
designated for or local area will be developed as				
nature greenspace. No or negligible impacts.				
conservation No impact on protected sites and species				
interest, and (or impacts could be mitigated).				· · · · · · · · · · · · · · · · · · ·
geodiversity?		1		·
(Including		, 0		
International and				
locally designated		locally designated		

	sites)		
Biodiversity	Would		AMBER = Development would have a
Pionivelally	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
_	site or immediately		any protected trees
	adjacent protected		, p. 5155152 555
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		or appropriate mangament
	and access to		Provision of open space as part of the
	green		development. Potential to link to bridleway
	infrastructure?		to north and footpath to east.
LANDSCAPE	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	OLIGICALIII	AMBER = negative impact on landscape
Landodapo	enhance the		character, incapable of mitigation.
	diversity and		character, meapable of miligation.
	distinctiveness of		Minor Negative Impact (Development
			conflicts with landscape character, minor
	landscape		·
	character?		negative impacts incapable of mitigation) -
			Site currently forms an area of rural
			separation between the edge of the village
			and a complex of farm and commercial uses
			to the north, and creates a soft edge and
			visually interesting entrance to the village
			from the north. The approach to the
			northern edge of Girton is concealed by tall
			hedgerows bordering the road, therefore
			with careful design it may be possible to
			mitigate the impact on the landscape.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
·	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		_ ' _ '
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	Labbiobilate accidit		i connecapo charactorii. Accomptiche foi a

	,	
Green Belt	and scale of development? What effect would	neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north. AMBER = negative impact on Greenbelt
	the development of this site have on Green Belt purposes?	purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	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,
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	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. Grade II Listed Building to south east. Archaeological potential.
CLIMATE CHAI	,	
Renewables Flood Risk	Will it support the use of renewable energy resources? Is site at flood risk?	AMBER = Standard requirements for renewables would apply AMBER = Flood Zone 2 / medium risk
		Flood Zone 2, drainage issues capable of being appropriately addressed.1/2 site in Flood Zones 2 and 3.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Distance: Play Facilities		AIVIDEN = 400 - 000111
raciiilles	nearest play space for children and teenagers?	610m ACF from centre of the site to Girton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	No effect on pitch or plot provision.

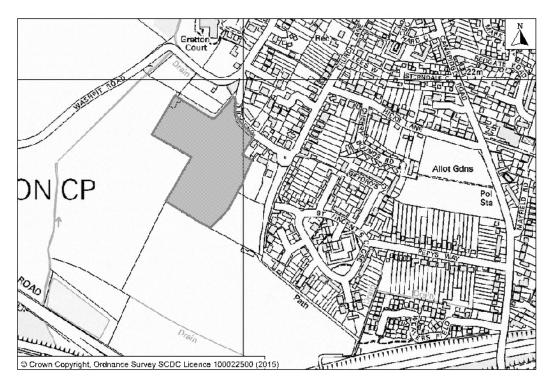
	needs of Gypsies				
	and Travellers and				
	Travelling				
	Showpeople?				
Distance:	How far is the site		A = 400 - 800m		
District or	from the nearest				
Local Centre	District or Local		560m from the centre of the site to the		
	centre?		village hall (Cotton Hall), central to the other		
			services and facilities within the village.		
Distance: City	How far is the site		R = >800m		
Centre	from edge of				
	defined Cambridge				
	City Centre?				
Distance: GP	How far is the		R = >800m		
Service	nearest health		K = 2000iii		
OCIVICC	centre or GP		1,300m ACF from centre of site to The		
	service?		Surgery, Girton.		
Kov Local					
Key Local Facilities	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
	of key local		No facilities lost, and no new facilities		
	services and		No facilities lost, and no new facilities		
	facilities including		proposed directly as a result of the		
	health, education		development. Provision of open space as		
	and leisure (shops,		part of the development, but on northern		
	post offices, pubs		edge of built area with limited accessibility.		
	etc?)				
Community	Will it encourage		GREEN = Development would not lead to		
Facilities	and enable		the loss of any community facilities or		
	engagement in		replacement /appropriate mitigation		
	community		possible.		
	activities?				
			No facilities lost, and no new facilities		
			proposed directly as a result of the		
			development.		
Integration	How well would the		AMBER = Adequate scope for integration		
with Existing	development on		with existing communities		
Communities	the site integrate				
	with existing				
	communities?				
ECONOMY	ECONOMY				
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%		
(Cambridge)	pockets of income		most deprived Super Output Areas within		
'	and employment		Cambridge according to the Index of		
	deprivation		Multiple Deprivation 2010.		
	particularly in				
	Abbey Ward and				
	Kings Hedges?				
	Would allocation				
	result in				
	development in				
	deprived wards of				
	Cambridge?				
Shopping	Will it protect the		GREEN = No effect or would support the		
S1.L3	shopping		vitality and viability of existing centres.		
L			i in the state of		

	T				
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.		
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)		
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 729m ACF from centre of site to Girton Glebe Primary School.		
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.3km ACF from centre of site to Impington 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)?		AMBER = service meets requirements of high quality public transport in most but not all instances		

Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 20.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance: bus	four criteria below.	CC Within 400m (6)
stop / rail		GG = Within 400m (6)
station		126m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		(1)
journey time to		16 minutes from Girton to Cambridge.
City Centre		J J
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.16km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,865m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	,	
Nan Oan		ANDED No investo
		AIVIBER = No impacts
racilities	·	
Non-Car Facilities	highway network, where there is available capacity? 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 203			
Consultation Reference numbers:			
Site name/address: Land off Duck End. Girton			

Мар:



Site description: This large site is situated to the south of Duck End on the western edge of Girton. Residential properties adjoin the north eastern edge of the site fronting onto Duck End. The site is surrounded on all other sides by semi-enclosed agricultural land. The site is a large agricultural field, well screened on all sides to surrounding residential properties and countryside with dense mature hedgerow.

Note: the site is adjacent to site 18 to the east.

Current use(s): Agricultural

Proposed use(s): 100 dwellings with retail and public open space

Site size (ha): South Cambridgeshire: 3.41 ha.

Potential residential capacity: 51 dwellings (30 dph)

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

	T	1
	to the loss of the	
	best and most	
	versatile	
Minorala	agricultural land?	CDEEN. Cita is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of economic mineral	safeguarded area.
POLLUTION	reserves?	
	Would the	CDEEN - Minimal no impact reduced
Air Quality	development of the	GREEN = Minimal, no impact, reduced impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	RED = Within or adjacent to an AQMA, M11
AGIVIA	near to an AQMA,	or A14
	the M11 or the	OI / NI T
	A14?	The majority of the site is within the AQMA.
	/ / / / / / / / / / / / / / / / / / / /	The majority of the one is within the Advid.
		329m ACF from edge of site to A14.
		ezeminter hem eage of one to it in
		430m ACF from edge of site to M11.
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	The site is to the east of the A14 and
	(including	prevailing winds from the south west.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
DIODIVIZZONE:	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN D
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	

	1		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		Tinagaaoti.
	native species, and		Assumptions for a neutral impact are that
	-		
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		any protocted troos
	by a Tree		
	Preservation Order		
0	(TPO)?		ANADED No significant and advisting an
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
Landodapo	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Thingation measures possible.
			Significant Mogative Impact (Davidonment
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is characterised as
			being within an area of enclosed arable
			fields and mature hedgerows, which provide
			a soft village edge and transition to open
			arable farmland. Development of the scale
			proposed will be harmful to the small scale,
			intimate and rural character of Duck End,
			and will erode the buffer that currently exists
			between the edge of the village and
			Huntingdon Road, and thereform the
			purposes and functions of the Green Belt.
	<u>l</u>		אין

Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (Development
	character, including		conflicts with townscape character, with
	through		significant negative impacts incapable of
	appropriate design		mitigation) - Significant adverse impact on
	and scale of		Green Belt purposes and functions - will
	development?		erode the buffer that currently exists
			between the edge of the village and
			Huntingdon Road, small scale and intimate
			character of Duck End. Adjacent to a
			historically sensitive part of the village and
			will impact on the setting of several Listed
			Buildings.
Green Belt	What effect would		RED = Significant negative impact on
Green ben	the development of		Greenbelt purposes
	this site have on		Greenbeit purposes
	Green Belt		
Horitogo	purposes?		DED - Site contains is adiacent to an
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		0
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- Impact on setting of several Grade II
	buildings,		Listed Buildings in Duck End.
	registered parks		Archaeological potential will require further
	and gardens and		information but it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed. A very
			small part of the site is within the flood
			zones 2 and 3, but this would not affect
			development of the site.
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
	•		

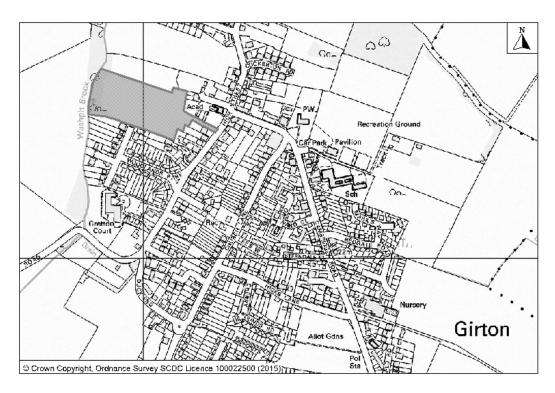
r =		T
Facilities	sports facilities?	0.9km ACF from centre of the site to Girton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	524m ACF from centre of the site to land
	teenagers?	west of Weavers Field, Girton.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	640m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	040 AOF (name acceptance) of alterta The
	centre or GP	612m ACF from centre of site to The
Karri anal	service?	Surgery, Girton.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
racillues	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	l'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
onopping	shopping	vitality and viability of existing centres.
	hierarchy,	Trianty and videnity of exicting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Constant and		AMBER = 1-3km
Employment -	How far is the	AIVIDER = 1-3KIII
Accessibility	nearest main	4.7km ACE from contra of oits to Country
	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broadbaria.	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	lo thoro quifficient	·
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Oakaalaanaalkanataa (ff. 1. 1. 1. 1. 1. 1. 1. 1.
		School capacity not sufficient, but significant
5		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	640m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Impington
		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)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station		G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.48km 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 6,236m 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 concerns with regards to the intensification of Wash Pit Road.
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 Settlement	
Site reference number(s): SC 240		
Consultation Reference numbers:		
Site name/address: Land at Littleton House, High Street, Girton		

Мар:



Site description: This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.

Current use(s): Agricultural

Proposed use(s): Approximately 80 dwellings

Site size (ha): South Cambridgeshire: 2.58 ha.

Potential residential capacity: 50 dwellings (30 dph)

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

is not within an allocated or				
rea.				
iea.				
imal, no impact, reduced				
а., по пирава, годива				
unlikely to impact on air				
s in an area where air quality				
000m of an AQMA, M11 or				
n edge of site to AQMA				
n edge of site to A14.				
an advantation to MAA				
m edge of site to M11.				
adverse effects or capable of				
compatible with neighbouring				
otential for traffic noise from				
d be possible to mitigate.				
a so possible to maigate.				
partially within or adjacent to				
history of contamination, or				
nediation appropriate to				
elopment (potential to achieve				
ct to appropriate mitigation).				
in our bon of its themselve.				
inor benefits through minor contamination -				
peds on site mpact / Capable of full				
mpaci / Capable of full				
or a neutral impact are that				
andards and pollution control				
achieved through the				
process, e.g. as part of				
rainage Systems (Suds).				
BIODIVERSITY				
s not contain, is not adjacent				

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There are a
	(Including		protected Yew and Plane tree in the
	International and		grounds of 65 High Street, adjacent to the
	locally designated		proposed access to the site.
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity			negative impact on existing features or
	development		
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
11 0	site or immediately		trees capable of appropriate mitigation
	adjacent protected		troco oupuble of appropriate finingation
	by a Tree		There are protected trees in the grounds of
	Preservation Order		65 High Street, adjacent to the proposed
	(TPO)?		access to the site.
Croon	,		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		J 2
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	onaraotor:		significant negative impacts incapable of
			mitigation) - The site is characterised as
			being within an area of enclosed farmland
			with views of the village set within well
			treed, rising ground creating a visibly
			interesting edge. Washpit Brook, together

Townscape	Will it maintain and	with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. 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, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
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) - Adverse impact on setting of the adjacent Grade II Listed Builidng and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within

		Flood Zones 2 and 3.
HUMAN HEALT	⊥ ГН AND WELL BEING	. 1554 E01100 E 4114 O.
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
Distance	Llaurfania tha	appropriate mitigation).
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 Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 407m ACF from centre of the site to Girton 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 318m from the centre of the site to the village hall (Cotton Hall), central to the other 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 906m ACF from centre of site to The Surgery, Girton.
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
Integration	How well would the	development. AMBER = Adequate scope for integration

with Eviation	dovolon monto:	with evicting consequenties
with Existing Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY	Communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Watapie Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Francis in an aut	local centres?	AMPED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main employment	1.4km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	CONTIC:	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	' '
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	<u> </u>
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
		'
	มเปลนมสเเน้ ?	
		•
Education	Is there sufficient	
		• •
2		are the same to appropriately minguist
	1 7	School capacity not sufficient, but
		significant issues can be adequately
Education Capacity	communications infrastructure and broadband? Is there sufficient education capacity?	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. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but

		 addragad
Dietemas	Llow for in the	addressed.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	480m ACF from centre of site to Girton
SCHOOL	SCHOOLS	
D'ataman	Harri famila da a	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	0.01 4.05 () () () ()
School	school?	2.6km ACF from centre of site to Impington
TDANOBORT		Village College.
TRANSPORT	M/h at turn a af avial a	DED. No svelice provision on a svele lone
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	1 (1 12 1	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
0 () 11	of site)?	DADK ODEEN O 40.05
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	T + 1
Score (SCDC)	been developed to	Total score of 22.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance has	four criteria below.	CC \Mithig 400m (C)
Distance: bus		GG = Within 400m (6)
stop / rail		OOO TO ACE from the country of the city to the
station		230m ACF from the centre of the site to the
Francisco of		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		CC 20 minutes or loss (6)
Public		GG = 20 minutes or less (6)
transport		40 maio utan funan Cintan ta Camah nidan
journey time to		16 minutes from Girton to Cambridge.
City Centre		CC - Up to Flow (6)
Distance for		GG = Up to 5km (6)
cycling to City Centre		4.85km ACF from the centre of the site to
Centre		
Dietones	How for in the site	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	6 FOOm ACE from control of the site to
Station	proposed train	6,589m ACF from centre of the site to
A 00000	station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor populico offocto in complete of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highway Authority has concerns in

		relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

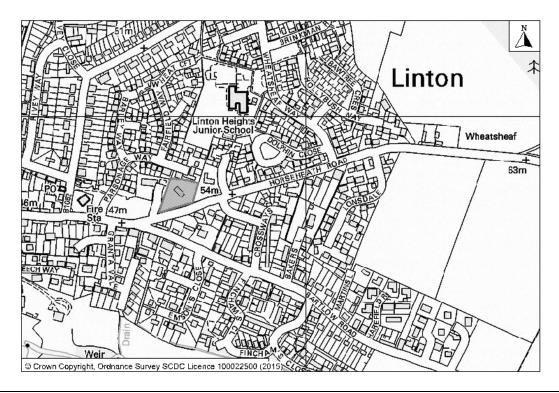
Site Information

Development Sequence
Site reference number(s): SC015

Consultation Reference numbers:

Site name/address: 1 Horseheath Road, Linton

Map:



Site description: The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.

The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.

The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.

The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.

Current use(s): House and Garden

Proposed use(s): 10-11 houses and flats with associated play area

Site size (ha): South Cambridgeshire: 0.28 ha.

Potential residential capacity: 6 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	development make use of previously developed land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Should be possible to mitigate.
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 former industrial / commercial land. Requires assessment. Can be conditioned
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

	1		
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			Sustamable Dramage Systems (Suus).
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Oitoo	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		-
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		There is a TDO with in the site in the
	by a Tree Preservation Order		There is a TPO within the site in the
	(TPO)?		southeast corner of the site. Additionally there is a protected beech tree in the plot of
	(11 0):		land to the rear of 33 and 24 Parsonage
			Way which is close to the north east corner
			boundary of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Navigation and (1.2. f.
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	minastructure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	·
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with

	1		
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townsoons	Will it maintain and		
Townscape			AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		an adverse effect on the townscape of
	appropriate design		Linton by intensifying the residential use of
	and scale of		the site with the resultant reduction in the
	development?		current garden setting with a single
			property.
Green Belt	What effect would		GREEN = No impact or Minor positive
Order Beit	the development of		impact on Green Belt purposes
	this site have on		impact on Green Belt purposes
	Green Belt		
	purposes?		111757
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adverse effect due to prominence of site
	areas, listed		and loss of significant open green space,
	buildings,		trees and hedged frontage on approach and
	registered parks		in foreground of views of listed buildings.
	and gardens and		Archaeological potential will require further
	scheduled		information but the assumption for a neutral
	monuments)?		impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		

	space?	Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	·
Facilities	sports facilities?	1.0km ACF from centre of the site to Linton
	1	Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	F 200
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The content of providing the content of the content
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	368m ACF to the High Street - location
20001 0011110	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000iii
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7 = 400 000m
CCIVICC	centre or GP	467m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	canoraciony minigation proposed.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovolopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
า ผบแนเธอ	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	POSSIDIE.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
Integration		
with Existing Communities	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing communities?	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adia acut to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

	T	
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	''''
	1	which include retail, offices, or leisure uses.
Constant on t	local centres? How far is the	RED = >3km
Employment -		RED = >3KM
Accessibility	nearest main	4 Clare A OF frame agents of aits to Courts
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Cameronia.
	services and	Minor Litilities Infrastructure improvements
		Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
25,500,	capacity?	and the second s
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
		G = <400111
Primary	nearest primary	207m ACE from control of all a Links
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
		Village College.

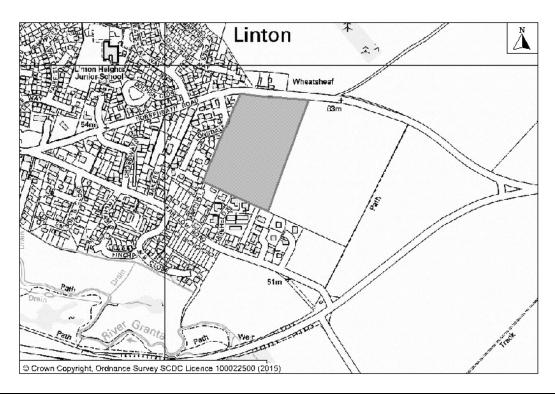
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
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) 160m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		A = 30 minute frequency (3)
Transport Public		30 Minute Service. A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts 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
Sita rafaranca numbar(s): SC032	

Consultation Reference numbers:

Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)

Map:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.

It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): 160 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha.

Potential residential capacity: 89 dwellings (30 dph)

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

	haat and one of	
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
winerais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
714	near to an AQMA.	A14
	the M11 or the	····
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it adjacent to the
	uses)?	southern boundary of the site. The impact of
		existing noise on any future residential in
		this area is a material consideration in terms
		of health and well-being and providing a
		high quality living environment. Should be
0 1 : 1:	1 (1 2)	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
Water	the site?	GREEN = No impact / Capable of full
vvalei	Will it protect and where possible	mitigation
	enhance the quality	Illingation
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	CITVITOTITICITE:	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, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	· (=/
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity			•
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	_		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		A11555 A1 1 1/4
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE :	TOWNSCAPE AND C	UI TURAL HI	
Landscape	Will it maintain and	JET JRAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Circuitionat Namethy Institute (Description
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). The site is part of the open
			undulating farmland that extends eastwards
			from the village that is an important part of
			the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	<u> </u>		

	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	·
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
	dovelopment:	achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
Orcen ben	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
I la vita a a	purposes?	ODEEN. Cita dans not contain an adiain
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Prominent site on approach to modern part
	conservation	of village. Archaeological potential will
	areas, listed	require further information but the
	buildings,	assumption for a neutral impact is that it is
	registered parks	likely appropriate mitigation can be
	and gardens and	achieved through the development process.
	scheduled	
	monuments)?	
CLIMATE CHAI	_	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	Lonent
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,449m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	No effect on pitch or plot provision.

_	<u></u>	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	813m ACF to the High Street - location
	centre?	chosen as representation of central point of
	CONT.	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = 2000111
Centre	from edge of	
	defined Cambridge	
Distance OD	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	916m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
Lata was Cara	I I a II I al the a	development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	.	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	-	• •
	shopping	vitality and viability of existing centres.

	T	
Employment -	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the	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. RED = >3km
Accessibility	nearest main employment centre?	4.9km ACF from centre of site to South Cambridgeshire 017C (Granta 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?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
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 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT	ı	
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.

	I	 [
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	iodi ontona bolow.	GG = Within 400m (6)
stop / rail		00 – Within 400111 (0)
station		272m ACF from the centre of the site to the
Station		
Franciscos		nearest bus stop (13/A/B/X13).
Frequency of		A = 30 minute frequency (3)
Public		OO Missata Osmisa
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.91km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,782m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	-
	available capacity?	UPDATE: Score changed from Green to
		Red to reflect Highways Authority's
		concerns with regards to the accident
		record of the A1307.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling facilities?	

Site Information

Development Sequence

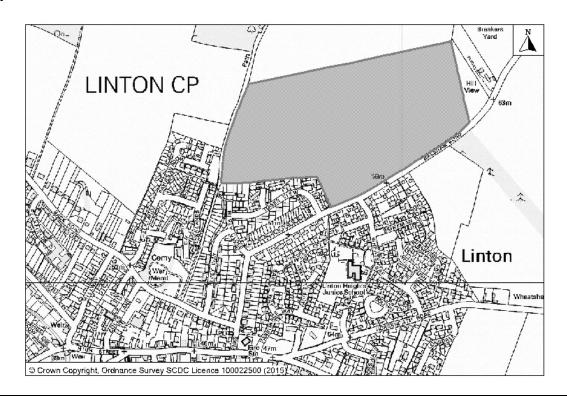
Minor Rural Centre

Site reference number(s): SC101

Consultation Reference numbers:

Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton

Map:



Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.

The site itself consists of an arable field.

Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

Site size (ha): South Cambridgeshire: 18.16 ha.

Potential residential capacity: 272 dwellings (30 dph)

PDL Would RED = Not on PDL

	T	
	development make	
	use of previously	
	developed	
Agricultural	land? Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Laria	to the loss of the	anost grado i ana 2 lana.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an adverse	Dovolopment uplikaly to impact an air
	impact/worsening	Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	T 4 F 4 C 9
	problems if the site	To the East of site approximately 50m away
	is developed, as a	is a Scrapyard at Hill View, Balsham Road. Therefore those parts of the site closest to
	receptor or generator	this will create significant negative impacts
	(including	which are incapable of mitigation. However
	compatibility with	this is a large site and mitigation would be
	neighbouring	possible on the majority of the site.
	uses)?	possible on the inajority of the one.
	,	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		This site is adjacent to a scrapusrd and
		This site is adjacent to a scrapyard and there appears to be some overspill close to
		the site boundary that may have
		contaminated land. Unlikely to be an issue
		but should more evidence come to light
		could be conditioned. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation

	T	1
	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	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

	1		
			measures would be achieved through the
		=	development process.
	TOWNSCAPE AND C	ULTURAL HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	character?		conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to 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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGF		истоюринени риосезз.
Renewables	Will it support the		AMBER = Standard requirements for
TO TO WADIES	vviii it support tile		ANDEN - Otanuaru requiremento 101

	use of renewable		renewables would apply
	energy resources?		Teriewabies 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 HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
D: 4	space?		AMPED 4 O
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,209m ACF from centre of the site to Linton 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:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		770m ACF to the High Street - location chosen as representation of central point of these 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 Linton 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	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communices	with existing	separated by non-residential land uses
	communities?	Limited scope to integrate a much smaller
	Communics:	part of the site, closest to the road frontage.
ECONOMY		part of the one, diodest to the road frontage.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	DED 01
Employment -	How far is the	RED = >3km
Accessibility	nearest main	401 4054 4 4 4 4
	employment	4.3km ACF from centre of site to South
F	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
		Dayslanment would have no offset on
		•
		employment land or premises.
I Itilitias		AMRER - Significant ungrades likely to be
Otilities		
	,	Inagadon
		Major utilities Infrastructure improvements
	-	
	_	
		·
	broadband?	
		which could arise if all the SHLAA sites
		demand for electricity from the development
		demand for electricity from the development is likely to trigger local 11,000 volt
Utilities	employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	within the zone were to be developed. The

Education Is there sufficient education Capacity School capacity Constraints can be appropriately mitigated Capacity not sufficient, but significant issues be adequately addressed Capacity not sufficient, but significant issues be adequately addressed A = 400 - 800m A = 400 - 800m A = 1 to 3 km A = 1 t			
Education Capacity Education Capacity Education Capacity Is there sufficient education capacity? Distance: Primary School capacity not sufficient, but significant issues be adequately addressed A = 400 - 800m ACF from centre of site to Linton Heights Junior School Distance: Secondary School Distance: How far is the nearest primary School Distance: Secondary School What type of cycle routes are accessible near to the site? Sustainable Transport Score (SCDC) Distance: Socre (SCDC) Distance: Distance: A = 1 to 3 km ACF from centre of site to Linton Heights Junior School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: bus stop / rail station Distance: Distance: Location A = 30 minute frequency (3) A = 31 to 40 minutes (3) A = 30 minute frequency (3)			more than 150 dwellings this may require
Capacity			greater system reinforcement to gas supply.
Capacity			The sewage network is approaching
Education Capacity Is there sufficient education capacity? School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed A = 400 - 800m ACF from centre of site to Linton Heights Junior School Distance: Secondary School Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Distance: bus stop / rail station How far is the nearest secondary school? A = 30 minute frequency (3) A = 30 minute frequency (3) Frequency of Public Transport (at edge of cite) of the site to the nearest bus stop. Distance: bus stop / rail station A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. City Centre Distance: Box man existing or man			•
Capacity education capacity? Distance: How far is the nearest primary School school school school season and the nearest primary School schoo	Education	Is there sufficient	
Capacity? School capacity not sufficient, but significant issues be adequately addressed. Primary nearest primary school? Distance: Secondary school? Distance: Secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (and cycling. Scores determined by the four criteria bellow.) Distance: Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria bellow. Distance: bus stop / rail station Cycle Routes A = 400 - 800m A = 41 to 3 km A = 11 to 4 to A		education	• •
Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Railway Distance: Distance: Distance: Railway Distance: Distance: Distance: Railway Distance: Railway Distance: Distance: Distance: Railway Distance: Distance: Railway Distance: Distance: Distance: RED = No vociting Ace Trom centre of site to Linton Distance: A = 1 to 3 km A = 2 Service does not meet the requirements of a high quality public transport Distance: Distance: Distance: Distance:			garea
Significant issues be adequately addressed Distance: Primary School? How far is the nearest primary school? A = 400 - 800m			School capacity not sufficient but
Distance: Primary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: bus stop / rail station Distance: bus stop / rail station Prequency of Public Transport (public transport pound) Frequency of Public Transport (public transport pound) Distance: bus stop / rail station Frequency of Public Transport (public transport pound) Frequency of Public Transport (publi			
Primary School school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Usustainable Transport (Augility of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport (Distance) for the site to the site to the site to the nearest bus stop. Distance for cycle route are accession of the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of Public Transport (Distance) for the site to the nearest bus stop. Frequency of (Distance) for the site to the nearest bus stop. Frequency of (Distance) for the site to the nearest bus stop. Frequency of (Distance) for the site to the nearest bus stop. Frequency of (Distance) for the site to the nearest	Distance:	How far is the	• • • • • • • • • • • • • • • • • • • •
School School? Ad MACF from centre of site to Linton Heights Junior School A = 1 to 3 km 1.3km ACF from centre of site to Linton Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scorie (SCDC) Soustainable Transport and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance for cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of froad path. 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 of froad path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 13. A = Within 800m (3) A = Within 800m (3) A = 30 minute frequency (3) Frequency of Public Transport Public Transport Transport Public Transport Transport Public Transport P			7 = 400 000m
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Railway from an existing or	Distance:	How far is the site	
, and the second		from an existing or	
	_	_	8,433m ACF from centre of the site to

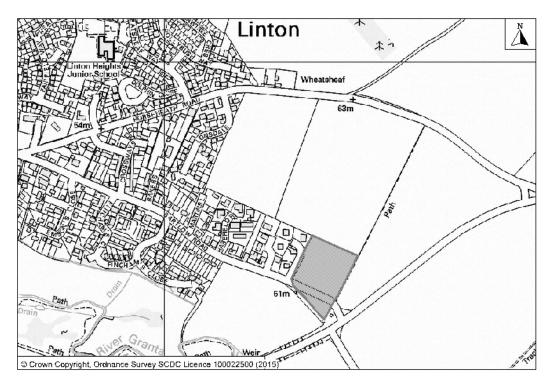
	station?	Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
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): SC102	

Consultation Reference numbers:

Site name/address: Land to the east of Linton (Bartlow Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.

The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.

The section south of the road is an area of scrubland created when the Bartlow Road was realigned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.

It is adjoining Site 199 and Site 104, and is part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

(Combined total for two submitted sites – Site 101)

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

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	<u> </u>	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Lanu	•	anect grade i and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
DOLLUTION	reserves:	
POLLUTION	T	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
İ	of air quality?	acceptable.
	or all quality?	acceptable.
		OBEEN 4000 (AOMA MAA
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
rondaon	Odour, light noise	adequate mitigation
	and vibration	
		Development competible with a circle coving
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it is so close to site.
	uses)?	The impact of existing noise on any future
		residential in this area is a material
		consideration in terms of health and well-
		being and providing a high quality living
		environment. Should be possible to
		mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
2011tairiii latioii	contamination on	area with a history of contamination.
		area with a history of contamination.
107	the site?	ODEEN N : (/O :: (/ "
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	3	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

	1		<u> </u>
			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. GREEN = Site does not contain or adjoin
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

	1	1	
	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Distance: Distance: Play Distance: Distance: City Centre Distance: City Centre Distance: GP Service Distance: Outdoor Sport Facilities Distance: Outdoor Sport AMBER = 1-3km 1.7km ACF from centre of the site to Linton Recreation Ground. RED = >800m RED = >800m AMBER = No Impact 1,692m ACF from centre of the site to Linton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. R = >800m
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Distance: Play Facilities How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre Distance: City Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Facilities How far is the site nearest teenage of the site to Linton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. R = >800m RED = >800m 1,692m ACF from centre of the site of Linton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. R = >800m
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centre or GP 1,108m ACF from centre of site to Linton
I Service / Health Centre
Key Local Will it improve AMBER = No impact on facilities (or
Facilities quality and range satisfactory mitigation proposed).
of key local
services and No facilities lost, and no new facilities
facilities including proposed directly as a result of the
health, education development.
and leisure (shops,
post offices, pubs
etc?)
Community Will it encourage GREEN = Development would not lead to
Facilities and enable the loss of any community facilities or
engagement in replacement / appropriate mitigation
community possible
activities?
No facilities lost, and no new facilities proposed directly as a result of the
development.
Integration How well would the AMBER = Adequate scope for integration
with Existing development on with existing communities
Communities the site integrate
with existing
communities?
ECONOMY
Deprivation Does it address AMBER = Not within or adjacent to the 40%
(Cambridge) pockets of income most deprived Super Output Areas within
and employment Cambridge according to the Index of

	1	
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Channing	<u> </u>	CDEEN No offeet or would comport the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	5.2km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land		' '
Lanu	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	-
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broaubariu:	
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
		A = 700 - 000III
Primary	nearest primary	692m ACE from control of site to Linton
School	school?	683m ACF from centre of site to Linton
Dista	11	Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT		Tinage coneger
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) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer fo	r public		
transpo	rt, walking		
or cyclin	ng facilities?		

Site Information

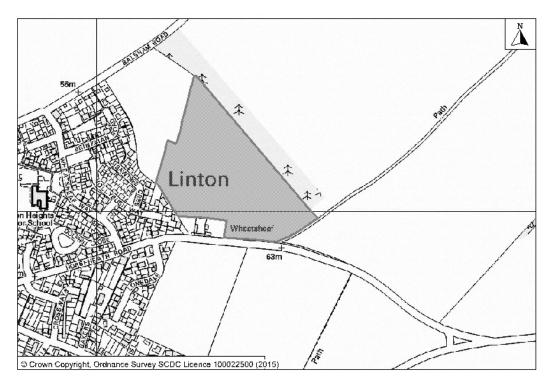
Development Sequence

Site reference number(s): SC103

Site reference number(s): SC103
Consultation Reference numbers:

Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.

The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.

The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.

Current use(s): Agricultural

Proposed use(s): Approximately 80-130 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.53 ha.

Potential residential capacity: 147 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	T	
	development make use of previously developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation 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, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>		Castalliasio Dialiage Oystellis (Odds).
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of

	1			
			part of the rolling countryside looking towards Rivey Hill that is an important part of the landscape setting of Linton.	
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	
Green Belt	What effect would the development of this site have on Green Belt purposes?		achieved through the development process. 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		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.	
CI IMATE CHAI	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		'Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade II listed. Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to 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 CHAI		T		
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		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	

Distance: Outdoor Sport Facilities? Distance: Play Facilities? Distance: Play Facilities? Distance: Play Facilities? Distance: Play Facilities		enaco?	
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Distance: Play Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre Provide and defined Cambridge City Centre? Distance: GP Service? Distance: GP Service? Mill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubse etc?) Community Facilities Movel are is the site from the possible. R = >800m R = \$00m R = >800m	Facilities	sports racilities?	
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with existing communities? Site is poorly related to the existing built-up area.	•	-	_
communities? Site is poorly related to the existing built-up area. ECONOMY	Communities	_	separated by non-residential land uses
area.			
ECONOMY		communities?	Site is poorly related to the existing built-up
			area.
Deprivation Does it address AMBER = Not within or adjacent to the 40%	ECONOMY		
	Deprivation	Does it address	AMBER = Not within or adjacent to the $\frac{40}{}$

(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
	employment	Cambridgeshire 017C (Granta Park)
	centre?	
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
F 1 0		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	440 4054
School	school?	416m ACF from centre of site to Linton
		Heights Junior School

D: 4		A 44 01
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.6km ACF from centre of site to Linton
301001	301001:	Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	ANDER = Goore to 14 hom 4 chiena below
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance: bus	four criteria below.	G = Within 600m (4)
stop / rail		G = Within 60011 (4)
station		525m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		31 Minutes from Linton to Cambridge.
journey time to City Centre		31 Millutes from Efficiento Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.22km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.050 4.054
Station	proposed train	8,850m ACF from centre of the site to
Access	station? Will it provide safe	Whittlesford Station. RED = Insufficient capacity/ access.
AUCESS	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	······g-···
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access points onto the A1307 will need to be
		completed.
	1	compicied.

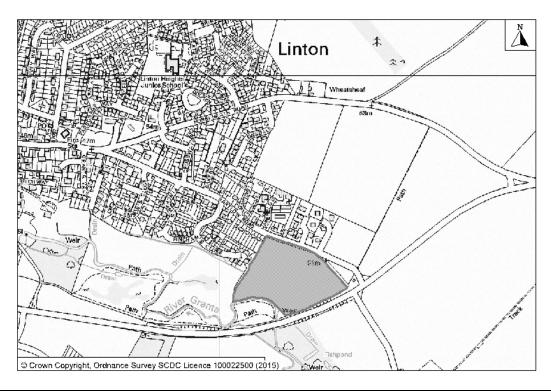
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(a), CC104	

Site reference number(s): SC104 Consultation Reference numbers:

Site name/address: Land to the east of Linton - South of Bartlow Road.

Мар:



Site description: The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.

The site is an arable field sloping down into the valley of the river towards the A1307.

The site is adjacent to Site 102 and part of a larger site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 45-70 dwellings with open space

Site size (ha): South Cambridgeshire: 3.68ha.

Potential residential capacity: 83 dwellings (30 dph)

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

	T	
	developed	
A . I/	land?	ODEEN N () D
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site within an area designated in the
		Minerals and Waste LDF but development
		would not have a negative impact - a
		quarter of the south eastern part of the site
		is within a minerals safeguarding area for
		sand and gravel.
POLLUTION	•	·
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	·
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	and desire in a few en
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it adjacent to the
	uses)?	southern boundary of the site. The impact of
	uses):	l · · · · · · · · · · · · · · · · · · ·
		existing noise on any future residential in
		this area is a material consideration in terms
		of health and well-being and providing a
		high quality living environment. Should be
		possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out

development but may influence land use or require pollution control measures.				
BIODIVERSITY Designated Sites Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity between green infrastructure) TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure ABMER = No significant opportunities or loss of existing green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure appropriate mitigation measures would be achieved through the development process. 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. GREEN = Site does not contain or adjoin any protected trees Okamber = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be achieved through the development process. 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. GREEN = Site does not contain or adjoin any protected trees Okamber = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate design and mitigation measures would be achieved through the development process.				
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Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -	Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		I	
part of the site is within Flood Zone 2 -			Majority of site Flood Zone 1 However
·			
ulaliauc issues capable of belliu			slightly less than a quarter of southwestern

		appropriately addressed
HUMAN HEAL	TH AND WELL BEING	appropriatory addressed
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,568m ACF from centre of the site to Linton 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 870m ACF to the High Street - location chosen as representation of central point of these 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 991m ACF from centre of site to Linton 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	How well would the development on	AMBER = Adequate scope for integration with existing communities

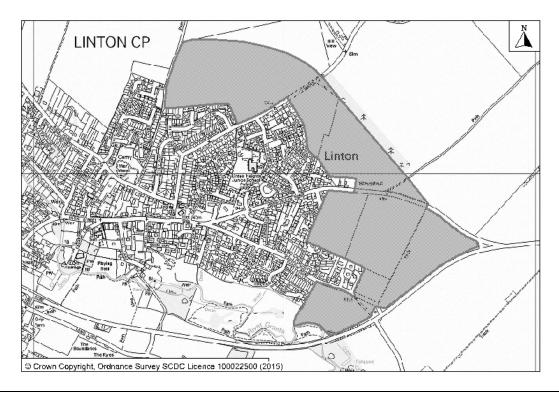
Communities	the site integrate	
Communics	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
ECONOMY	Toommanaco.	the existing bank up area.
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward 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?	5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of employment land, or deliver new employment land?	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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
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:	How far is the	A = 400 - 800m
Primary	nearest primary	71 - 100 000111
School	school?	646m ACF from centre of site to Linton
C 011001	00110011	Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	71 - 1 to 0 km
School	school?	1.6km ACF from centre of site to Linton
0011001	30113011	Village College.
TRANSPORT		- 9 9-
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Criteria below.	GG = Within 400m (6)
stop / rail		SS = vvitimi 400m (0)
station		93m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		, , ,
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		O COlone ACE from the according of the called
Centre		8.60km ACF from the centre of the site to
Dictores:	How far is the site	Saffron Walden Market. R = >800m
Distance:	from an existing or	V = >000111
Railway Station	proposed train	8,786m ACF from centre of the site to
Jianon	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
, 100000	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
	and the same of th	that cannot be adequately mitigated.
		Highway Authority has severe concerns with
	1	5 may man control with

		regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC 120		
Consultation Reference numbers:		
Site name/address: Land to the east of Linton		

Мар:



Site description: The site is on the north and eastern edge of Linton and is made up of eight arable fields that wrap around the built edge of the village

- North of Balsham Road an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.
- South of Balsham Road / North of Horseheath Road two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary
- South of Horseheath Road two fields with housing to the west and south. Enclosed by hedges.
- Adjacent to A1307 a field east of the main road, south of Horseheath Road.
- Bartlow Road a field north of the road with housing to the west. Hedges enclosing whole site
- Bartlow Road a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.

The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 46.05 ha.

Potential residential capacity: 691 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the 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. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION		oanog aan amig an oar ior oania ama giarron
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
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. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination

	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
vvalel	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	environment:	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, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	7	Tallian Carrier and Carrier (Carrier)
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	Assumed the form of the form of the form
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
•	site or immediately	any protected trees
	adjacent protected	
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	-
	and access to	Neutral impact (existing features retained,

	areen		or appropriate mitigation possible)
	green infrastructure?		or appropriate mitigation possible).
	illinastruoturo.		Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HE	
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). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
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. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to 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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous 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 CHA	NGE		asinovou unough the development process.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		117
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Vast majority of very large site is in Flood
			Zone 1 with small part within Flood zone 2
			however no drainage issues that cannot be
			appropriately addressed.
	TH AND WELL BEING	j	ODEEN Assume a distance and dis
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically accessible open		provided onsite
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		ONLER - CHAIT OF ONOR PROVISION
Facilities	sports facilities?		Assume onside provision as site of over 200
			dwellings, which would be required to
			deliver on site facilities to meet policy.
			·
			1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			1,608m ACF from centre of the site to
			Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		ANDER - No Impact
Travollor	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The short on phone of protections.
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		954m ACF to the High Street - location
	centre?		chosen as representation of central point of
Distant Oir	11		these services and facilities.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
Distance: GP	City Centre? How far is the		R = >800m
Service	nearest health		N = >0UUIII
OGIVICE	centre or GP		1,041m ACF from centre of site to Linton
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or

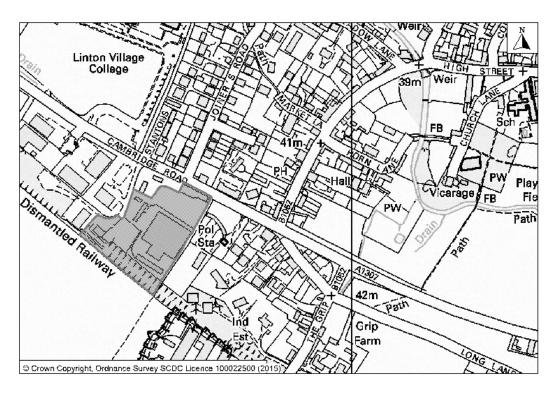
Facility -	aalitl	
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feelities lest and as assufeelities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
O =	etc?)	CDEEN Development would not look to
Community Facilities	Will it encourage	GREEN = Development would not lead to
racillues	and enable	the loss of any community facilities or replacement / appropriate mitigation
	engagement in	possible
	community activities?	possible
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	coparated by from recidential faire deep
	communities?	The extensive scale of the site is out of
		proportion to the existing settlement and
		difficult to integrate.
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Dayolonmont would have no effect as
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED - ZONIII
Accessibility	employment	4.9km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	as to opinion
	employment land,	
	or deliver new	
	employment land?	

<u></u>		
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	infrastructure, including communications infrastructure and broadband?	Major 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 demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage 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 be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	461m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.7km ACF from centre of site to Linton
Geriooi	3011001:	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) 473m ACF from the centre of the site to the nearest bus stop.

Frequency of		A = 30 minute frequency (3)
Public		7. So minute mequency (e)
Transport		
Public		A = 31 to 40 minutes (3)
transport		,
journey time to		31 Minutes from Linton to Cambridge.
City Centre		_
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.14km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,901m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
Non-Car	Will it make the	completed. AMBER = No impacts
Facilities	transport network	AIVIDEN = NO IITIPACIS
i aciiilies	safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling facilities:	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC152		
Consultation Reference numbers: 29 (I&O 2012)		

Мар:



Site description: The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line.

There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use.

West of the warehouse are three single storey buildings – one vacant and two in commercial use.

Current use(s): Employment and vacant land

Site name/address: Land east of Station Road.

Proposed use(s): Housing – approximately 50 dwellings.

Site size (ha): South Cambridgeshire: 1.78 ha.

Potential residential capacity: 36 dwellings (30 dph)

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

	developed	
	land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	1	
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. There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.
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) This site has an old railway line running through it and also an area of previous industrial/commercial land and therefore

		may have contaminated land. Potential for
		minor benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control measures will achieved through the
		development process and will mitigate any
		impact on groundwater, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	Custamable Brainage Gystems (Cuas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated sites)	
Biodiversity	Would	AMBER = Development would have a
Diodiversity	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	······ga·
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
TDO	infrastructure)?	ANADED Amy ordered image of the most of
TPO	Are there trees on	AMBER = Any adverse impact on protected
	site or immediately	trees capable of appropriate mitigation
	adjacent protected	Nino limo trope are listed along the western
	by a Tree Preservation Order	Nine lime trees are listed along the western side of the site adjoining Station Road.
	(TPO)?	Side of the Site aujoining Station Road.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	<u> </u>	

	1		
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, 1	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
· ·	enhance the		character, incapable of mitigation.
	diversity and		,,,,
	distinctiveness of		Neutral impact (generally compatible, or
	landscape		capable of being made compatible with local
	character?		landscape character). Assumptions for a
	character:		neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			, , , , , , , , , , , , , , , , , , ,
			Development of site could provide an
T	M/III if you also to be a so of		opportunity for improved landscaping of site.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Could provide opportunity to improve setting
	appropriate design		of adjoining listed building.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		angular out appropriate mingular.
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		important part of the setting of a Listed
	areas, listed		buildings adjoining the site. Archaeological
	buildings,		potential will require further information but
	registered parks		the assumption for a neutral impact is that it
			· · · · · · · · · · · · · · · · · · ·
	and gardens and		is likely appropriate mitigation can be
	scheduled		achieved through the development process.
CLIMATE CHAI	monuments)?		
Renewables			AMPER - Standard requirements for
INCHEWADIES	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
Flood Dist	energy resources?		ODEEN Flood Zono 4 / Love whole
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk

		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite 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 0.5km ACF from centre of the site to Linton
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	Recreation Ground. AMBER = 400 - 800m 474m ACF from centre of the site to Linton 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 762m ACF to the High Street - location chosen as representation of central point of these 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 703m ACF from centre of site to Linton 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.

F	T		
Integration	How well would the		RED = Limited scope for integration with
with Existing	development on		existing communities / isolated and/or
Communities	the site integrate		separated by non-residential land uses
	with existing communities?		Site congreted from the village facilities and
	communities?		Site separated from the village facilities and services by the busy A1307.
ECONOMY			Services by the basy Artour.
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
()	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
Onopping	shopping		vitality and viability of existing centres.
	hierarchy,		Thans, and having or showing common
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	town, district and		which include retail, offices, or leisure uses.
	local centres?		
Employment -	How far is the		RED = >3km
Accessibility	nearest main		4.1km ACF from centre of site to South
	employment centre?		Cambridgeshire 017C (Granta Park)
Employment -	Would		R = Significant loss of employment land and
Land	development result		job opportunities not mitigated by alternative
	in the loss of		allocation in the area (> 50%)
	employment land,		,
	or deliver new		Development would have significant
	employment land?		negative effect on employment
			opportunities, as a result of the loss of
			existing employment land. There are
			currently a number of employment uses on
			the site - a large warehouse occupies a third
			of the site and is in use. Of the three further
			large buildings two are in use and one vacant.
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
	level of investment		sufficient
	in key community		3333
	services and		Minor Utilities Infrastructure improvements
	infrastructure,		required, but constraints can be addressed.
	including		There is insufficient spare mains water
	communications		capacity within the distribution zone to
	infrastructure and		supply the number of proposed properties
1	broadband?		which could arise if all the SHLAA sites
	D. Gaabana.	the state of the s	within the zone were to be developed. The

		sowage network is approaching conscitu
Education	Is there sufficient	sewage network is approaching capacity.
Capacity	education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Сарасну	capacity?	constraints can be appropriately miligated
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7 = 400 000m
School	school?	608m ACF from centre of site to Linton
	00.10011	Infants School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.4km ACF from centre of site to Linton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance	four criteria below.	00 Within 400 (0)
Distance: bus		GG = Within 400m (6)
stop / rail station		127m ACF from the centre of the site to the
SIGNOTI		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		7. – 50 minute frequency (5)
Transport		
Public		A = 31 to 40 minutes (3)
transport		51 (5 15 1111/4(55 (5)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.23km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,277m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints

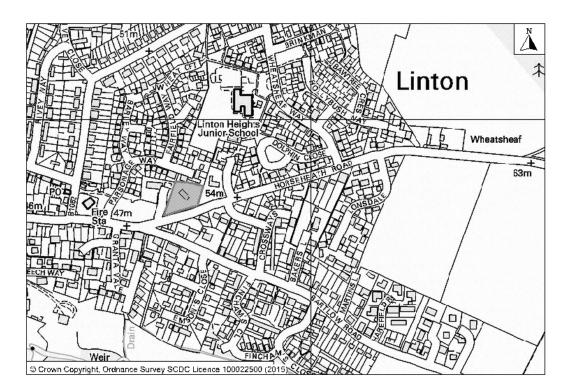
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence
Site reference number(s): SC015

Consultation Reference numbers:
Site name/address: 1 Horseheath Road, Linton

Map:



Site description: The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.

The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.

The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.

The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.

Current use(s): House and Garden

Proposed use(s): 10-11 houses and flats with associated play area

Site size (ha): South Cambridgeshire: 0.28 ha.

Potential residential capacity: 6 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	1	
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
5 " "	A14?	AMBER ALL C
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Davidan a ant a sensatible with a simble conica
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor additional road traffic
	receptor or	noise generation impact on existing
	generator (including	residential due to development related car movements but dependent on location of
	compatibility with	site entrance. Should be possible to
	neighbouring	
	uses)?	mitigate.
Contamination	,	GPEEN - Site not within or adjacent to an
Contamination		l
		area with a history of contamination
	tric site:	Development not on land likely to be
		· · · · · · · · · · · · · · · · · · ·
		_
		· ·
Water	Will it protect and	
vvatoi	-	i i
	•	- Thing Gulon
		Development unlikely to affect water quality
	0.77110111101111	
		appropriate standards and pollution control
Contamination	Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment?	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 former industrial / commercial land. Requires assessment. Can be conditioned 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

	1		
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			Sustamable Dramage Systems (Suus).
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Oitoo	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		-
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		There is a TDO with in the site in the
	by a Tree Preservation Order		There is a TPO within the site in the
	(TPO)?		southeast corner of the site. Additionally there is a protected beech tree in the plot of
	(11 0):		land to the rear of 33 and 24 Parsonage
			Way which is close to the north east corner
			boundary of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Navigation and (1.2. f.
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	minastructure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	·
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with

	1		
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townsoons	Will it maintain and		AMBER = negative impact on townscape
Townscape			
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		an adverse effect on the townscape of
	appropriate design		Linton by intensifying the residential use of
	and scale of		the site with the resultant reduction in the
	development?		current garden setting with a single
	30.0.001110111		property.
Green Belt	What effect would		GREEN = No impact or Minor positive
Green beit			
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		Lanna ankanan ar akka akanan ana gaman
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adverse effect due to prominence of site
	areas, listed		and loss of significant open green space,
	buildings,		trees and hedged frontage on approach and
	registered parks		in foreground of views of listed buildings.
	and gardens and		Archaeological potential will require further
	scheduled		information but the assumption for a neutral
	monuments)?		impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA	NGF		actorophicit process.
Renewables	Will it support the		AMBER = Standard requirements for
1.CHEWADIES	use of renewable		renewables would apply
			renewanies would apply
Floral D' 1	energy resources?		ODEEN Flord 7-11-4/1
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
•	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		promada diloko
	accessible obell		

	space?	Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	·
Facilities	sports facilities?	1.0km ACF from centre of the site to Linton
	1	Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	F 200
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The content of providing the content of the content
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	368m ACF to the High Street - location
20001 0011110	centre?	chosen as representation of central point of
	00111101	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000iii
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7 = 400 000m
CCIVICC	centre or GP	467m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	canoraciony minigation proposed.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovolopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
า ผบแนเธอ	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	POSSIDIE.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
Integration		
with Existing Communities	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing communities?	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adia acut to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

	T	
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	, , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	_	, , , , , , , , , , , , , , , , , , , ,
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	·	sufficient.
	level of investment	Sumcient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
	education	· · ·
Capacity		constraints can be appropriately mitigated
	capacity?	Cohool conocity and authorized that
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
=		Village College.
	1	t maga conogo.

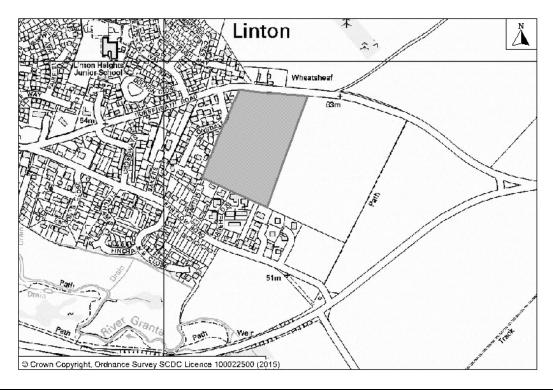
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
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) 160m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		A = 30 minute frequency (3)
Transport Public		30 Minute Service. A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts 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
Sita reference number(s): SC022	

Site reference number(s): SC032 Consultation Reference numbers:

Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)

Мар:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.

It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): 160 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha.

Potential residential capacity: 89 dwellings (30 dph)

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

		haat air dinne '	
Agricultural land? Will it avoid the sterilisation of economic mineral reserves?			
Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A112? 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)? Water Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Will it conserve GREEN = Site is not within an allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. SGREEN = Minimal, no impact, reduced impact. GREEN = Minimal, no impact, reduced impact. SGREEN = Minimal, no impact, reduced impact. GREEN = N,1,000m of an AQMA, M11, or A14 A14 A142 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. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate. 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. Assumptions for a n			
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enhance the quality of the water environment? 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, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent		•	· · · · · · · · · · · · · · · · · · ·
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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, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent		environment?	
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, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			Protection Zone 2 which does not rule out
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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, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			·
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development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			1
impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			
BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			impact on groundwater, e.g. as part of
Designated Will it conserve GREEN = Does not contain, is not adjacent			
	BIODIVERSITY		
Sites protected species to designated for nature conservation or	Designated	Will it conserve	
	Sites	protected species	to designated for nature conservation or

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity			•
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	_		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		A11555 A1 1 1/4
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and	JET JRAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Circuitionat Namethy Institute (Description
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). The site is part of the open
			undulating farmland that extends eastwards
			from the village that is an important part of
			the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	<u> </u>		

	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
	dovelopment:	achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
Orcen ben	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
I la vita a a	purposes?	ODEEN. Cita dans not contain an adiain
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Prominent site on approach to modern part
	conservation	of village. Archaeological potential will
	areas, listed	require further information but the
	buildings,	assumption for a neutral impact is that it is
	registered parks	likely appropriate mitigation can be
	and gardens and	achieved through the development process.
	scheduled	
	monuments)?	
CLIMATE CHAI	_	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	Lonent
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,449m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	No effect on pitch or plot provision.

	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = 2000111
Local Centre	District or Local	813m ACF to the High Street - location
Local Ochic	centre?	chosen as representation of central point of
	Centre	these services and facilities.
Diotonoo: City	How far is the site	R = >800m
Distance: City		R = >000III
Centre	from edge of	
	defined Cambridge	
D: / OD	City Centre?	B 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	916m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollitioo	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	donvinos	No facilities lost, and no new facilities
		proposed directly as a result of the
		' '
Integration	Llow wall would the	development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	T	Large and the second
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J5PP9	shopping	vitality and viability of existing centres.
	I SHOPPING	i thanky and tradinty of chidding control.

	T	
Employment -	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the	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. RED = >3km
Accessibility	nearest main employment centre?	4.9km ACF from centre of site to South Cambridgeshire 017C (Granta 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?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
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 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT	ı	
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)
Sustainable	of site)? Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	OKELIV - Score 13-13 IIOIII 4 CIIIEIIA BEIOW
Score (SCDC)	been developed to	Total score of 16.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		070 405 (
station		272m ACF from the centre of the site to the
Frequency of		nearest bus stop (13/A/B/X13). A = 30 minute frequency (3)
Public		7 = 30 minute frequency (5)
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		0.4 M2
journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.91km ACF from the centre of the site to
D: /		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	8,782m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network, where there is	mitigation.
	available capacity?	UPDATE: Score changed from Green to
	a valiable dapatity:	Red to reflect Highways Authority's
		concerns with regards to the accident
		record of the A1307.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence

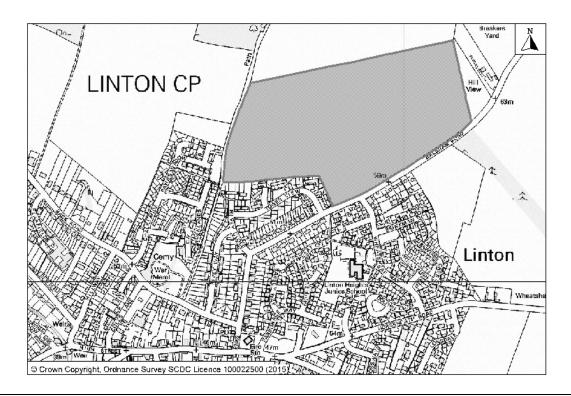
Minor Rural Centre

Site reference number(s): SC101

Consultation Reference numbers:

Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton

Map:



Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.

The site itself consists of an arable field.

Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

Site size (ha): South Cambridgeshire: 18.16 ha.

Potential residential capacity: 272 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	T	
	development make	
	use of previously	
	developed	
Agricultural	land? Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Laria	to the loss of the	anost grado i ana z lana.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an adverse	Dovolopment uplikaly to impact an air
	impact/worsening	Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	T 4 F 4 C 9
	problems if the site	To the East of site approximately 50m away
	is developed, as a	is a Scrapyard at Hill View, Balsham Road. Therefore those parts of the site closest to
	receptor or generator	this will create significant negative impacts
	(including	which are incapable of mitigation. However
	compatibility with	this is a large site and mitigation would be
	neighbouring	possible on the majority of the site.
	uses)?	possible on the majority of the one.
	,	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		This site is adjacent to a scrapusrd and
		This site is adjacent to a scrapyard and there appears to be some overspill close to
		the site boundary that may have
		contaminated land. Unlikely to be an issue
		but should more evidence come to light
		could be conditioned. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation

PIODIVEDCITY	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN D
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
Disalis as as its	,	AMPED Development would be seen
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and	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.
	maintain connectivity between green infrastructure)?	
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

	1		
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	character?		conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to 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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGF		истоюринени риосезз.
Renewables	Will it support the		AMBER = Standard requirements for
TO TO WADIES	vviii it support tile		ANDEN - Otanuaru requiremento iui

	use of renewable		renewables would apply
	energy resources?		Teriewabies 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 HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
D: 4	space?		AMPED 4 O
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,209m ACF from centre of the site to Linton 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:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		770m ACF to the High Street - location chosen as representation of central point of these 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 Linton 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
lata a C	11	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Limited scope to integrate a much smaller
E00NOMY		part of the site, closest to the road frontage.
ECONOMY	D '' 11	ANADED NI ('II')
Deprivation (O-restricted)	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and viability of oxiothing control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
Liche	employment land?	AMPED OF W
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	Major utilities Infrastructure impressions and
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed. There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	DIOAUDAIIU!	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		remorement. As the proposed site is 101

Education Is there sufficient education Capacity School capacity Constraints can be appropriately mitigated Capacity Constraints can be appropriately mitigated Capacity Constraints can be appropriately mitigated Capacity Constraints can be appropriately mitigated Capacity not sufficient, but significant issues be adequately addressed Capacity not sufficient, but significant issues be adequately addressed A = 400 - 800m A = 400 - 800m A = 1 to 3 km A = 1 t			
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Railway from an existing or	Distance:	How far is the site	
, and the second		from an existing or	
	_	_	8,433m ACF from centre of the site to

	station?	Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

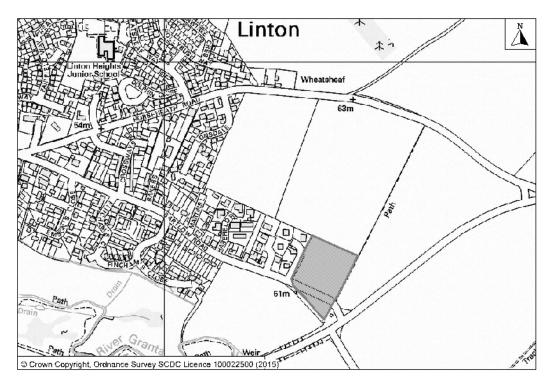
Site reference number(s): SC102

Minor Rural Centre

Consultation Reference numbers:

Site name/address: Land to the east of Linton (Bartlow Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.

The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.

The section south of the road is an area of scrubland created when the Bartlow Road was realigned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.

It is adjoining Site 199 and Site 104, and is part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

(Combined total for two submitted sites – Site 101)

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

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	and quality in ingularity
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it is so close to site.
	uses)?	The impact of existing noise on any future
	,	residential in this area is a material
		consideration in terms of health and well-
		being and providing a high quality living
		environment. Should be possible to
		mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control

	1		
			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. GREEN = Site does not contain or adjoin
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

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	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	T	[
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?	1.7km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,692m ACF from centre of the site to
0 0	teenagers?	Linton Recreation Ground.
Gypsy & Traveller	Will it provide for	AMBER = No Impact
Traveller	the accommodation	No effect on pitch or plot provision.
	needs of Gypsies	no effect on pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	992m ACF to the High Street - location
	centre?	chosen as representation of central point of these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,108m ACF from centre of site to Linton
Vov. Local	service?	Health Centre.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
1 aciiiles	of key local	Satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	CREEN - Dovolopment would not lead to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
1 domines	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	<u>'</u>
		No facilities lost, and no new facilities
		proposed directly as a result of the
Into a C	11	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on the site integrate	with existing communities
Communica	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of

	T	
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shanning		CDEEN - No offset or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Barrelan and the College of the Coll
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.2km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	1100.10	is for employment development
Lanu	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
i .		
	level of investment	required, constraints capable of appropriate
	level of investment in key community	
		required, constraints capable of appropriate
	in key community	required, constraints capable of appropriate mitigation
	in key community services and infrastructure,	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements
	in key community services and infrastructure, including	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed.
	in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
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	in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education	in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
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Education Capacity	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
	in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
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Capacity	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Capacity Distance:	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Capacity Distance: Primary	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m
Capacity Distance:	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton
Capacity Distance: Primary	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton Heights Junior School
Capacity Distance: Primary	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton
Distance: Primary School	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton Heights Junior School

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT	1	U U -
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) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	;	
transport, walk		
or cycling facil		