Site Information

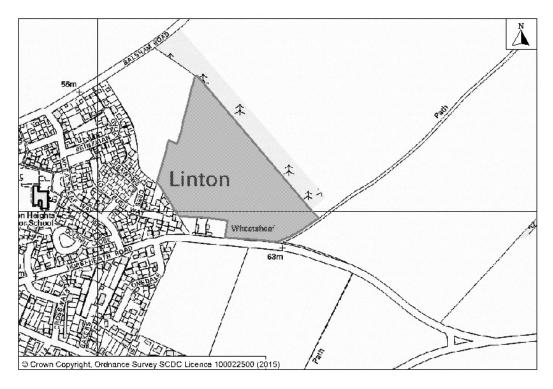
Development Sequence

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

	1	
	development make use of previously developed	
	land?	
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 sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	100011001	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation 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>		1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
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
	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
imastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Noutral impact (existing features 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.
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is prominently located

	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?	
Outdoor Sport Facilities Internation Outdoor Sport Facilities Internation Outdoor Sport Facilities Internation Outdoor Sport Facilities Integration Outdoor Sport Internation Integration Integration Outdoor Sport Internation Integration Integration Integration Integration Integration Outdoor Sport Internation Integration In	Distance	space?	AMPED 1.2km
Facilities sports facilities? Distance: Play Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers Showpeople? Distance: District or Local centre of the site site from the nearest Local Centre of defined Cambridge City Centre? Distance: City Centre of defined Cambridge City Centre? Distance: GP Service Pacilities of key Local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities? Facilities Applications of the site for meaning the pagement in community activities? Facilities of More and the site of the site to Linton Recreation Ground. RED = >800m 1,559m ACF from centre of the site to Linton Provision. RED = >800m 7,559m ACF from centre of the site to Linton Provision. RED = >800m 7,559m ACF from centre of the site to Linton Provision. Red D = >800m Recreation Ground. RED = >800m 7,559m ACF from centre of the site to Linton Provision. Red D = >800m Recreation Ground. RED = >800m 7,559m ACF from centre of the site to Linton Provision. Red D = \$800m Red P = >800m Red P = >800m			AIVIDER = 1-3KIII
Distance: Play Facilities How far is the nearest play space for children and teenagers? AMBER = No Impact No effect on pitch or plot provision.	-		1 Flym ACE from control of the city to Linton
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 Mowred in the site of the High Street - location chosen as representation of central point of these services and facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.	racilities	sports racilities?	
Facilities nearest play space for children and teenagers?	D:		
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and			RED = >800m
Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and	Facilities		
Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre			
Traveller the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service Distance: Or How far is the site from edge of defined Cambridge City Centre? Distance: Or How far is the nearest health centre or GP service? Key Local Facilities Mill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Community activities? More and the community activities? Nore and facilities lost, and no new facilities or replacement / appropriate mitigation possible. Nore and facilities lost, and no new facilities or replacement / appropriate mitigation possible. Nore and facilities lost, and no new facilities or replacement / appropriate mitigation possible. Nore activities or integrate with existing communities? Site is poorly related to the existing built-up area.			Linton Recreation Ground.
accommodation needs of Gypsies and Travellers and T	Gypsy &	Will it provide for	AMBER = No Impact
needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre Distance: Give Centre Distance: City Centre Distance: GP Service Distance: Green Service Service Services and facilities. R = >800m 1,007m ACF from centre of site to Linton Health Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. Distance: GP Service Service Services and facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities? ECONOMY	Traveller	the	
needs of Gypsies and Travelling Showpeople? District or District or Local Centre District or Local Centre District or Local Centre Distance: City Centre: Distance: City Centre Distance: GP Service Distance: O' Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Integration with Existing Communities? Distance: City How far is the site from edge of defined Cambridge City Centre? How far is the site row edge of defined Cambridge City Centre? R = >800m I,007m ACF from centre of site to Linton Health Centre. 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. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.		accommodation	No effect on pitch or plot provision.
and Travellers Showpeople? Distance: District or Cocal centre		needs of Gypsies	
Showpeople? How far is the site from the nearest District or Local Centre District or Local centre? Showpeople? How far is the site from the nearest District or Local centre? Showpeople? Showpeople.			
Showpeople? How far is the site from the nearest District or Local Centre District or Local centre? Showpeople? How far is the site from the nearest District or Local centre? Showpeople? Showpeople.		Travelling	
Distance: District or Local Centre District or Local Centre District or Local Centre Distance: City Centre? Distance: City Centre Distance: GP Service Distance: GP How far is the nearest health centre or 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 Community Facilities Integration With Existing Communities? How far is the site from the hearest location chosen as representation of central point of these services and facilities. R = >800m R = >800m R = >800m R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). 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. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.		J	
District or Local Centre District or Local Centre	Distance:		R = >800m
Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service May a ris the site nearest health centre or GP service? Key Local Facilities Key Local Services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities District or Local centre? How far is the site from edge of defined Cambridge City Centre? Responsible Responsib			, 500
centre? Chosen as representation of central point of these services and facilities. R = >800m R = >800m Centre Distance: GP Distance: GP Service Distance: GP Service Distance: GP Service Comparity Facilities Community Facilities Faciliti			930m ACE to the High Street - location
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Those well would the development on the site integrate with existing communities? The well would the development on the site integrate with existing communities? The services and facilities. R = >800m R = Sevice sand facilities. Integrate from centre of site to Linton the development on the site integrate with existing communities / isolated and/or separated by non-residential land uses with existing communities? Site is poorly related to the existing built-up area.	Local Ochire		•
Distance: City Centre How far is the site from edge of defined Cambridge City Centre?		Certife:	
Centre from edge of defined Cambridge City Centre? Distance: GP Service nearest health centre or GP service? Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubse etc?) Community Facilities Community Facilities The well would the development on the site integrate with existing communities? FECONOMY R = >800m R = S00m R =	Distance City	Llow for in the site	
defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	,		R = >800m
City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and engagement in community activities? Community Facilities How well would the development on the site integrate with existing communities? R = >800m R = S800m R = >800m Repart to Linton the development would not lead to the development. 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.	Centre		
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? R = >800m 1,007m ACF from centre of site to Linton Health Centre. 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. 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.		_	
Service nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Mey Local Services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities REEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Centre or GP Service?			R = >800m
Service? Health Centre.	Service		
Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Work facilities Work fa		centre or GP	
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Work activities? Work and enable engagement in community activities? Work activities Work activ		service?	Health Centre.
of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and engagement in community activities? Integration with Existing Communities Integration with Existing Communities Of key local services and facilities lost, and no new facilities proposed directly as a result of the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	Key Local	Will it improve	AMBER = No impact on facilities (or
of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Integration with Existing Communities Of key local services and facilities lost, and no new facilities proposed directly as a result of the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	Facilities	quality and range	satisfactory mitigation proposed).
services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities How well would the with Existing Communities Communities Services and facilities including health, education and leisure (shops, post offices, pubs etc?) GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			, , , ,
facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the with Existing communities? Facilities including health, education and leisure (shops, post offices, pubs etc?) GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		1	No facilities lost, and no new facilities
health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area. ECONOMY			,
and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? And enable engagement in replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		I	
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Communities Consider the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY Will it encourage and enable the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		` .	
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY Will it encourage and enable engagement would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Facilities and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	Community	,	GREEN = Development would not lead to
engagement in community activities? 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? ECONOMY 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.			•
community activities? 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? ECONOMY No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	1 dominos		
activities? 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? ECONOMY No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		0 0	' ' '
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? Site is poorly related to the existing built-up area.			คดออเมเษ.
proposed directly as a result of the development. Integration with Existing Communities Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area. ECONOMY		activities?	No facilities lost and we have facilities
Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.			· ·
Integration with Existing 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.			l · ·
with Existing Communities development on the site integrate with existing communities? Site is poorly related to the existing built-up area.	1.4.2	11 11 11 11 11 11	
Communities the site integrate with existing communities? Site is poorly related to the existing built-up area. ECONOMY			
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 $\frac{40}{}$

(0 1 1 1	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
5	shopping	vitality and viability of existing centres.
	hierarchy,	, , , , , , , , , , , , , , , , , , , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	or morado rotan, omoco, or icioale uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
, woodsibility	employment	Cambridgeshire 017C (Granta Park)
	centre?	Camonageoniie 0170 (Olalia Falk)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	io ioi ompioyment development
	employment land,	
	or deliver new	
I Hilitiaa	employment land?	AMPED - Cignificant un arades Black to be
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	Minor Hallaine Information
	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
		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
T	capacity?	The state of the s
	,	School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
2011001	33.1001.	Heights Junior School
	<u>.l</u>	rioignio dunioi dondoi

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	7 - 1 to 5 km
School	school?	1.6km 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	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Total score of 14.
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail station		525m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to 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: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,850m 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.

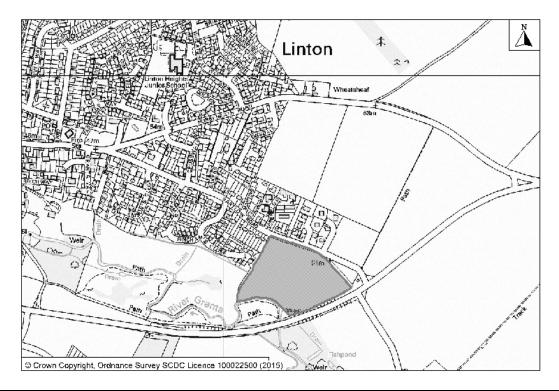
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Cita mafamaman mumbam/a), CC404	

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		

	developed	
	land?	
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.
Minerals	agricultural land? 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 - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
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. 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.
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

	1		development had seen the floor
			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 measures would be achieved through the
LANDSCAPE	 TOWNSCAPE AND C	ULTURAL HI	development process. ERITAGE

AMBER = negative impact on landscape character, incapable of mitigation. Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development of this site was en Green Belt purposes? Heritage Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Heritage Will it maintain and enhance the diversity and distinctiveness of townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Green Belt What effect would the development of this site have on Green Belt purposes? 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)? ECLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Flood Risk Flood Risk Reparation AMBER = Standard requirements for renewables would apply energy the submit in Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 drainage issues capable of being		AAPH 'c	AMPED
diversity and distinctiveness of landscape character? Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? ELIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Minor Negative Impact (Development of mitigation) and adverse effect on the landscape character, nincluding and visible in the wider countryside. GREEN = No impact of minor positive impact on Green Belt purposes GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate 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 is likely appropriate mitigation on a be achieved through the development process. GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -	Landscape	Will it maintain and	AMBER = negative impact on landscape
distinctiveness of landscape character? Province of the state of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including appropriate design and scale of development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? ELIMATE CHANGE Renewables Will it support the use of renewables will is site at flood risk? Mill it support the use of renewable energy resources? Individual support the use of site is with Flood Zone 1. However slightly less than a quarter of southwestern part of the site is with Flood Zone 2 - use of Linton Flood Zone 2 - use of Li			character, incapable of mitigation.
landscape character? landscape character? landscape character? landscape character? landscape character? landscape character? landscape character inclup of landscape setting of landscape dege visible in the wider countryside. 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, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character), Assumptions for a townscape character), Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development or this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? 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 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 IP), Archaeological potential will require further information but the assumption or a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANCE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of s			Minor Negative Impact (Development
character? Character Char			
Development of this site would have an adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? ELIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it support the use of renewable energy resources? Power of the site is within Flood Zone 1. However sightly less than a quarter of southwestern part of the site is within Flood Zone 2.		•	•
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including appropriate design and scale of development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? REED = Standard requirements for renewables with in the landscape setting of Linton to na new promistion on a promision on a promision on an exposed edge visible in the wider countryside. 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, or provide minor improvements) Neutral 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, or provide minor improvements) Neutral 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, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible or provide minor improvements) Neutral impact (generally compatible or provide minor improvements)		character?	
Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. Townscape Will it maintain and enhance the diversity and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Heritage 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)? ELIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. GREEN = No 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 (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character, Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. GREEN = 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 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 proc			·
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this is have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it support the use of renewable energy resources? GREEN = No impact or Minor positive impact on Minor positive impact on Green Belt purposes GREED = 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 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 CHANGE Renewables Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - 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. GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk			i e
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Will it sign have on Green Belt Will it support the use of renewable energy resources? Flood Risk Will it sign have on Green Belt process? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Neutral 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, or provide minor improvements) Neutral 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, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact is design and mitgation measures would be achieved through the development process. SED = 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 in measures would be achieved through the development process. CLIMATE CHANGE AMBER = Standard requirements for renewables would apply Flood Risk AMBER = Standard requirements for renewables would apply Flood Zone 1 / low visk			
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Will it spoport the use of renewables energy resources? Flood Risk Will it spoport the use of frenewables energy resources? Flood Risk Will it maintain and enhance the diversity and distinctiveness of townscape character, or provide minor improvements) Neutral 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, or provide minor improvements) Neutral 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 lineact is for an eutral impact is tion for an eutral impact is provided design and mitigation area mitigation or green Belt purposes GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact is to achieve divenge the development process. SELIMATE CHANGE AMBER = Standard requirements for renewables would apply Flood Risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE enhance the diversity and distinctiveness of 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 impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate 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 CHANGE Renewables Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 2 -	Tournagana	Mill it maintain and	
diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Iss tead to distinct the development the content of the site are of southwestern part of the site is within Flood Zone 2 -	Townscape		
distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Iwaterial impact (generally compatible, or capable of being made compatible, or capable of the local townscape character). Assumption but on measures would be achieved through the development process. 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) Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on 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 CHANGE Renewables Will it support the use of renewable energy resources? GREEN = Standard requirements for renewable energy resources? GREEN =			
townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Issite at the food rand and scale of development of this site have on Green Belt purposes? Abustral impact include that appropriate design and mitigation masures would be achieved through the development process. GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 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 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			·
character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Iss at flood risk? 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 impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			improvements)
through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Isse that appropriate it development process. GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			Noutral impact (generally compatible, or
appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Iste at flood risk? Will it support the use of renewable energy resources? Flood Risk Iste flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		,	
and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Issite at flood risk? GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Visignificant 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 CHANGE Renewables Will it support the use of renewable energy resources? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk			
development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? ELIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk What effect would the development process. GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation '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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk Majority of site Flood Zone 1 . However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk What effect would the development process. GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 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. GLIMATE CHANGE Renewables Will it support the use of renewable energy resources? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1 / low risk Majority of site Flood Zone 1 / low visk Majority of site Flood Zone 1 / low risk			• • • • • • • • • • • • • • • • • • • •
Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE 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 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / Iow risk Majority of site Flood Zone 1 / However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		development:	
the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE 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 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -	Green Belt	What effect would	
this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Renewables Renewables Renewables Renewables Time Area due to the prominence of the site assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. GREEN = Flood Zone 1 / low risk Repert Agine 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. GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -	Orcen Ben		·
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)? Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2.		•	impact on Green Ben purposes
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk 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 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 CHANGE Renewables Will it support the use of renewable energy resources? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1 . However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Will it support the use of renewable energy resources? 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 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 CHANGE AMBER = Standard requirements for renewables would apply			
enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Renewables Renewables Renewables Will it support the use of renewable energy resources? Flood Risk Renewables Will it support the use of renewable energy resources? Renewables Rene	Heritage	• •	RED = Site contains, is adjacent to, or
features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Figure first packed incapable of appropriate mitigation (areatory 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. GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			•
historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE Renewables Renewables Renewables Renewables Respect to the prominence of the site are flood risk? AMBER = Standard requirements for renewable suggested and a quarter of southwestern part of the site is within Flood Zone 1. However slightly less than a quarter of southwestern part of the site is garding archaeological, or cultural interest (including assets (incapable of appropriate mitigation con 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. GREEN = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk		-	
archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Ristea archaeological, or cultural interest (including conservation 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Cultural interest (including Conservation 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		•	
conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			G .
areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		(including	'Significant Negative Impact on historic
buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Buildings, registered parks 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		conservation	assets (incapable of satisfactory mitigation)
buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Buildings, registered parks 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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		areas, listed	` .
and gardens and scheduled monuments)? 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		buildings,	Area due to the prominence of the site
scheduled monuments)? 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 CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		registered parks	across the valley and on approach to Linton.
monuments)? potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -		monuments)?	·
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			·
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			, , , ,
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			achieved through the development process.
use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			
energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -	Renewables		•
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -			renewables would apply
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 -		l .	
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

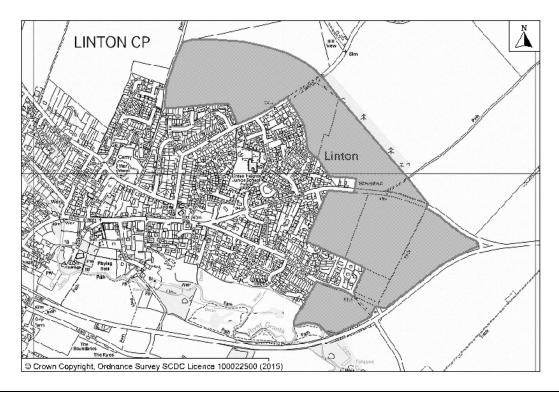
Communities	the site integrate	
Communica	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
ECONOMY	Toommanaco.	the existing bank up area.
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward 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 Citteria 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 where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	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		CDEEN Door not contain in not a discourt
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	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 site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to	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 ONORIO 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

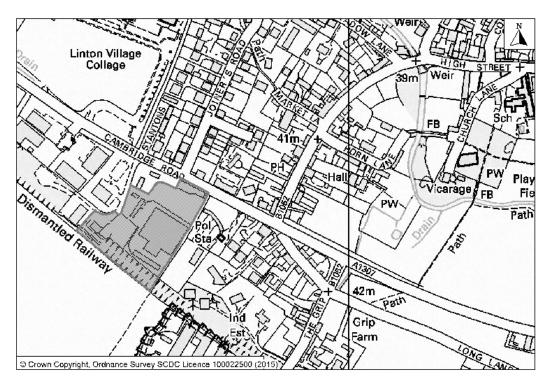
Facility -	aalitl	
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feelities lest and as assufeelities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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?	

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: Primary School	How far is the nearest primary school?	A = 400 - 800m 461m ACF from centre of site to Linton
Distance:	How far is the	Heights Junior School A = 1 to 3 km
Secondary School	nearest secondary school?	1.7km 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.	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		Tr = 30 minute modulatory (5)
Transport		
Public		A = 31 to 40 minutes (3)
transport		71 = 01 to 40 minutes (0)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		or will also from Elition to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		S = Skirt to Tokiri (4)
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
_		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): SC152	
Consultation Reference numbers: 29 (I&O 2	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>	

Г			
	through delivery of		Navital francis () () ()
	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	ERITAGE
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
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of site could provide an
			opportunity for improved landscaping of site.
Townscape	Will it maintain and		AMBER = negative impact on townscape
Townscape	enhance the		character, incapable of mitigation.
	diversity and		character, incapable of mitigation.
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Could provide opportunity to improve setting
	appropriate design		of adjoining listed building.
	and scale of		
One are Dalt	development?		ODEEN. No lease of an Miner provider
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		
	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.
	monuments)?		
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		11,
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. Gaabanan	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

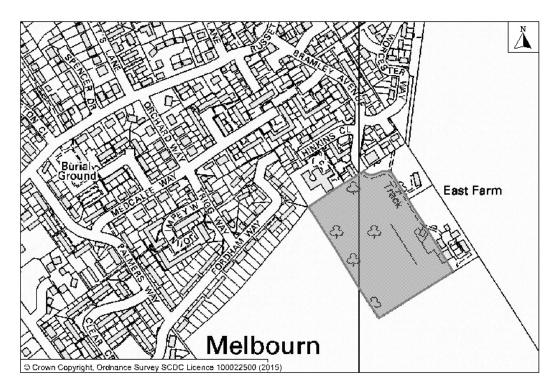
Minor Rural Centre

Site reference number(s): SC176

Consultation Reference numbers: H8 (I&O 2013 part 2)

Site name/address: East Farm, Melbourn

Map:



Site description: A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.

Current use(s): Derelict orchard

Proposed use(s): 60 dwellings

Site size (ha): South Cambridgeshire: 2.83 ha.

Potential residential capacity: 60 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?			

llocated or
educed
an air
on air e air quality
e an quanty
, M11, or
., ,
capable of
به مانس ده طعامات
eighbouring
adjacent to
ination, or
ate to Il to achieve
nitigation)
inigation)
ricultural
through
ion
of full
4 4 - 4
t are that tion control
the
art of
Suds).
,
ot adjacent
ation or
ted species,
S
pacts.
d species

	locally decimated				
	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		minganon		
	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				
0,,,,,	(TPO)?		ANADED No significant apportunities on		
Green Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or		
mirastructure			loss of existing green infrastructure capable of appropriate mitigation		
	and green spaces, through delivery of		or appropriate mitigation		
	and access to		Neutral impact (existing features retained,		
	green		or appropriate mitigation possible).		
	infrastructure?		Assumptions for a neutral impact include		
	iiii ada ada a		that appropriate design and mitigation		
			measures would be achieved through the		
			development process.		
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE					
Landscape	Will it maintain and		AMBER = negative impact on landscape		
	enhance the		character, incapable of mitigation.		
	diversity and				
	distinctiveness of		Minor Negative Impact (Development		
	landscape		conflicts with landscape character, minor		
	character?		negative impacts incapable of mitigation) to		
			neutral impact (generally compatible, or		
			capable of being made compatible with local		
			landscape character). Assumptions for a		
			neutral impact include that appropriate		
			design and mitigation measures would be		
			achieved through the development process. Development would have an adverse effect		
			on the landscape setting of Melbourn		
			through the development of an enclosed		
			orchard which adds to the rural setting of		
			the village. The impact of this could be		
			mitigated by retention of trees and hedges		
			on the boundary and wherever possible on		

	1	•				
Townscape	Will it maintain and		GREEN = No impact (generally compatible,			
	enhance the		or capable of being made compatible with			
	diversity and		local townscape character, or provide minor			
	distinctiveness of		improvements)			
	townscape					
	character, including		Neutral impact (generally compatible, or			
	through		capable of being made compatible with local			
	appropriate design		townscape character). Assumptions for a			
	and scale of		neutral impact include that appropriate			
	development?		design and mitigation measures would be			
			achieved through the development process.			
Green Belt	What effect would		GREEN = No impact or Minor positive			
	the development of		impact on Green Belt purposes			
	this site have on					
	Green Belt					
	purposes?					
Heritage	Will it protect or		GREEN = Site does not contain or adjoin			
	enhance sites,		such buildings, sites or features, and there			
	features or areas of		is no impact to the setting			
	historical,					
	archaeological, or		Neutral impact (existing features retained,			
	cultural interest		or appropriate mitigation possible).			
	(including		Archaeological potential will require further			
	conservation		information but the assumption for a neutral			
	areas, listed		impact is that it is likely appropriate			
	buildings,		mitigation can be achieved through the			
	registered parks		development process.			
	and gardens and					
	scheduled					
	monuments)?					
CLIMATE CHA						
Renewables	Will it support the		AMBER = Standard requirements for			
	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	HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the		GREEN = Assumes minimum on-site			
	quantity and quality		provision to adopted plan standards is			
	of publically		provided onsite.			
	accessible open					
	space?		Neutral impact (existing features retained or			
			appropriate mitigation).			
Distance:	How far is the		AMBER = 1-3km			
Outdoor Sport	nearest outdoor					
Facilities	sports facilities?		1.1km ACF from centre of the site to			
			Melbourn Recreation Ground.			
Distance: Play	How far is the		AMBER = 400 - 800m			
Facilities	nearest play space					
	for children and		423m ACF from centre of the site to land at			
	teenagers?		Clear Crescent, Melbourn.			
Gypsy &	Will it provide for		AMBER = No Impact			
-						

Two veller	the	1
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	R = >800m
Distance. District or	from the nearest	K = >000111
Local Centre	District or Local	813m from the centre of the site to a point
Local Certife	centre?	on High Street, Melbourn which represents
	Certife:	the centre of a cluster of 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. 100 000
	centre or GP	622m ACF from centre of site to Orchard
	service?	Surgery, Melbourn.
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
Into gratic -	Henry well was also the	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on the site integrate	with existing communities
Communities	with existing	
	communities?	
ECONOMY	communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Janneriago)	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,		The state of the s	
	supporting the		Development would have no effect on	
	vitality and viability		vitality or viability of existing centres. The	
	of Cambridge,		indicator is likely to apply particularly to sites	
	town, district and		which include retail, offices, or leisure uses.	
	local centres?		William Include Fetall, emese, or follower dece.	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main		NED = 7 OMIII	
710000010111119	employment		12.6km ACF from centre of site to South	
	centre?		Cambridgeshire 017D (Babraham Research	
	00111101		Campus & Wellcome Trust Genome	
			Campus)	
Employment -	Would		G = No loss of employment land / allocation	
Land	development result		is for employment development	
	in the loss of		Sp.symont dovolopmont	
	employment land,		Development would have no effect on	
	or deliver new		employment land or premises.	
	employment land?		employment land of profileson.	
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be	
Cuntioo	level of investment		sufficient.	
	in key community		oumoioni.	
	services and		Minor Utilities Infrastructure improvements	
	infrastructure,		required, but constraints can be addressed	
	including			
	communications			
	infrastructure and			
	broadband?			
Education	Is there sufficient		GREEN= Non-residential development /	
Capacity	education		surplus school places.	
	capacity?		·	
			Sufficient surplus capacity available in all	
			catchment schools.	
Distance:	How far is the		A = 400 - 800m	
Primary	nearest primary			
School	school?		669m ACF from centre of site to Melbourn	
			Primary School.	
Distance:	How far is the		G = Within 1km (or site large enough to	
Secondary	nearest secondary		provide new)	
School	school?			
			0.9km ACF from centre of site to Melbourn	
			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)?			

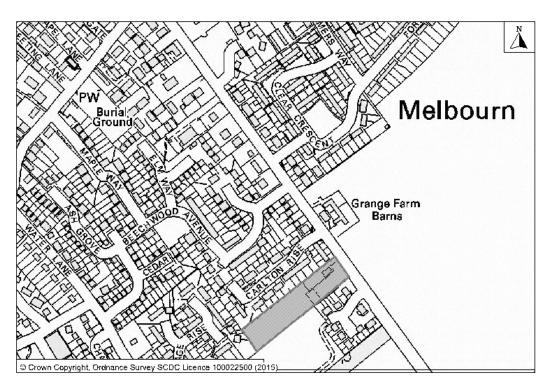
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
Score (SCDC)	consider access to	Total score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi citteria below.	G = Within 600m (4)
stop / rail		0 = Within 600m (1)
station		507m ACF from centre of the site to nearest
Clation		bus stop to best service.
Frequency of		R = Hourly service (2)
Public		(=)
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		9 Minutes from Melbourn to Royston.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		5.24km ACF centre of site to Saffron
		Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,612m ACF from centre of the site to
	station?	Meldreth 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
0:1 (

Site reference number(s): SC235

Consultation Reference numbers: 30 (I&O 2012) Site name/address: 36 New Road, Melbourn

Мар:



Site description: A bungalow and large garden on the southern edge of the village. Site bounded by hedgerows with trees to the south and east. To the north the site is bounded by the rear gardens of bungalows fronting onto Carlton Rise and Greengage Rise. To the south the site adjoins new residential at Victoria Way and SHLAA site 130.

Current use(s): Bungalow and garden.

Proposed use(s): Approximately 15 dwellings

Site size (ha): South Cambridgeshire: 0.71 ha.

Potential residential capacity: 14 dwellings (30 dph net)

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	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
-	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination.
	the site?	area mara meter y er cernammanem
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		LODGEN Dans () ()
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for nature	or local area will be developed as
	conservation	greenspace. No or negligible impacts.
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
	1 311037	
Biodiversity	Would	AMBER = Development would have a
Biodiversity	,	AMBER = Development would have a negative impact on existing features or
Biodiversity	Would	

	T -		1
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain		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.
	connectivity between green infrastructure)?		
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
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and enhance the diversity and distinctiveness of	OLI OKAL III	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor 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 well screened from the south by hedgerows and woodland strips.
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		GREEN = No impact or Minor positive

	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	i i provincia di sala
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	development process.
	scheduled	
CLIMATE CHA	monuments)?	
CLIMATE CHAIR Renewables		 AMPED Ctondard requirements for
Reflewables	Will it support the use of renewable	AMBER = Standard requirements for
		renewables would apply.
Flood Risk	energy resources?	CDEEN Flood Zono 4 / love viole
FIOOD RISK	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zono 4 and no ducinous issues that
		Flood Zone 1 and no drainage issues that
	III AND WELL DEING	cannot be appropriately addressed.
	TH AND WELL BEING	ODEEN Assessment of the control of t
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	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.2km ACF from centre of the site to
		Melbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	284m ACF from centre of the site to land at
	teenagers?	Clear Crescent, Melbourn.
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	, 500
Local Centre	District or Local	820m from the centre of the site to a point
	centre?	on High Street, Melbourn which represents
	CONTRO!	the centre of a cluster of services and
		facilities
		านงาแนงง

Distance: City Centre
Distance: GP City Centre?
Distance: GP How far is the nearest health centre or GP service Surgery, Melbourn. 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. No facilities lost, and no new facilities proposed directly as a result of the development. Services and facilities including health, education and leisure (shops, post offices, pubsetc?) 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. No facilities lost, and no new 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 / of sufficient scale to create a new community. Service of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Service of S
Distance: GP How far is the nearest health centre or GP service? 304m ACF from centre of site to Orchard Surgery, Melbourn.
Service Service nearest health centre or GP service? 304m ACF from centre of site to Orchard Surgery, Melbourn.
Centre or GP service? 304m ACF from centre of site to Orchard Surgery, Melbourn.
Service? Surgery, Melbourn.
Key Local Facilities
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities and enable engagement in community activities? Integration with Existing Communities with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Integration (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
facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities Teconomy Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in development in deprived wards of
health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Integration Will existing Communities Integration Will existing Communities Integration Will existing Communities Integration With Existing Communities of sufficient scale to create a new community. Integration With Existing Communities of sufficient scale to create a new community. Integration With Existing Communities of sufficient scale to create a new community. Integration With Existing Communities of Sufficient Scale to Create a new Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community. Integration With Existing Communities of Sufficient Scale to Create a new Community Sufficient Scale to Create A new Communities of Sufficient Scale to Create A new Communities of Sufficient Scale to Create A new Communities of Sufficient Scale to Create A ne
and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities How well would the development on the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities Integration (Cambridge) Deprivation (Cambridge) Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Will it encourage and enable 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 / of sufficient scale to create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Multiple Deprivation 2010.
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities Cambridge) Becond Y Deprivation (Cambridge) Cambridge) Community 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
Community Facilities Will it encourage and enable engagement in community activities? Workings Hedges? Would allocation result in development in 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.
Facilities and enable engagement in community activities? 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 the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
engagement in community activities? Integration with Existing Communities ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
community activities? 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? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities Communities ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Integration with Existing Communities ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Integration with Existing Communities ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
Integration with Existing Communities ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of How well would the development on the site integrate with existing communities / of sufficient scale to create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
with Existing Communities development on the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of with existing communities / of sufficient scale to create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Communities the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of the site integrate with existing create a new community. Create a new community. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of With existing communities? AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Communities? ECONOMY Does it address (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 according to the Index of Multiple Deprivation 2010. Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of Multiple Deprivation 2010. Cambridge according to the Index of M
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 Does it address pockets of income and employment deprivation 2010. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Deprivation (Cambridge) Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Does it address pockets of income and employment deprivation Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
(Cambridge) pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Multiple Deprivation 2010.
deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of
Kings Hedges? Would allocation result in development in deprived wards of
Would allocation result in development in deprived wards of
result in development in deprived wards of
development in deprived wards of
deprived wards of
·
Combridge
Cambridge? Shapping Will it protect the CREEN – No effect or would support the
Shopping Will it protect the GREEN = No effect or would support the
shopping vitality and viability of existing centres.
supporting the Development would have no effect on
vitality and viability vitality or viability of existing centres. The
of Cambridge, indicator is likely to apply particularly to sites
town, district and which include retail, offices, or leisure uses.
local centres?
,
Employment - How far is the RED = >3km
Employment - How far is the Accessibility nearest main

	a a m t m a 2	Combridgeships 047D (Debugham Desearch
	centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
		Development would have no effect on
	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	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7 = 400 000m
School	school?	604m ACF from centre of site to Melbourn
3011001	SCHOOL:	
Distance:	How far is the	Primary School. A = 1 to 3 km
		A = 1 to 3 km
Secondary	nearest secondary	4 Olymp ACE from control of cita to Molhauma
School	school?	1.0km ACF from centre of site to Melbourn
TDANCDODT		Village College.
TRANSPORT	Mhat tura af avala	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
		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 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	.50. 5.1.5.10 501011	G = Within 600m (4)
stop / rail		(¬)
station		577m ACF from centre of the site to nearest
Janon		bus stop to best service (26 service).
		nus stup tu nest service (20 service).

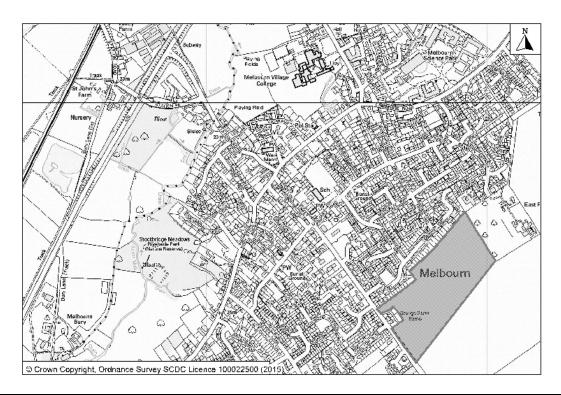
Frequency of		R = Hourly service (2)
Public		(=)
Transport		
Public		GG = 20 minutes or less (6)
transport		·
journey time to		9 Minutes from Melbourn to Royston.
City Centre		·
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.61km ACF centre of site to Saffron
		Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,649m ACF from centre of the site to
	station?	Meldreth 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): SC320	

Consultation Reference numbers: H7 (I&O 2013 part 2)

Site name/address: Land to the east of New Road, Melbourn

Мар:



Site description: A very large arable field on the south side of the village. Bounded by residential to the north and partly to the west, and arable fields to the south and east. The orchard and farm building complex of East Farm would form the north eastern part of an essentially square site if were part of the site. The East Farm site was submitted as a Strategic Housing Land Availability Assessment Site in 2011 (number 176), and rejected on landscape grounds because of it would have appeared as a promontory of urban development into the open countryside. This reason would cease to apply if the northern part of this site were to be found to have development potential.

Current use(s): Arable fields

Proposed use(s): Residential development for between 450 and 650 dwellings on the northern part of the site. The remainder of the site will be used to create a buffer and boundary to the edge of the settlement or to potentially provide open space and play space facilities.

Site size (ha): South Cambridgeshire: 26.02ha

Potential residential capacity: Around 200 dwellings (30 dph)

(Note: Significant adverse townscape and landscape impacts were identified with the larger site, but a reduced site of 9.02 ha. gross (ha. net) could help mitigate these impacts (site option H7 issues and options 2013))

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
A ! !! !	land?	AMPER ME I C I C I C I C
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	
Minanala	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Minerals		
	sterilisation of economic mineral	safeguarded area.
	reserves?	
POLLUTION	reserves?	
	Would the	CDEEN Minimal no impact reduced
Air Quality		GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Dovolonment unlikely to impact on air
	impact/worsening	Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 Ollation	Odour, light noise	full mitigation.
	and vibration	Tun Tinagadorii
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential contamination from agricultural
		use, potential for minor benefits through
		remediation of minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	•	

D :	VACIL 16		ODEEN 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?		,
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	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		
	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
IIIIIastiucture			
	and green spaces,		of appropriate mitigation
	through delivery of		Novemble and Association for the
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		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) to
			neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
1			neutral impact include that appropriate

			design and mitigation measures would be
			achieved through the development process.
			Development would have an adverse effect
			on the landscape setting of Melbourn
			through the development of part of an
			arable field on rising land. The impact of this
			could be mitigated by restricting
			development to the northern part of the site
			and by the creation of a new soft green
			edge on the southern boundary.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape			
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements).
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		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		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	_		
Renewables	Will it support the		AMBER = Standard requirements for
	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
	⊥ ΓH AND WELL BEING	<u> </u>	dament be appropriately addressed
	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?		Development would create minor

		apportunities for new public open space
Distance:	How far is the	opportunities for new public open space
Outdoor Sport	nearest outdoor	GREEN = <1km or onsite provision
Facilities	sports facilities?	1.3km ACF from centre of the site to
i aciiiiies	aporta iacilities!	Melbourn Recreation Ground.
		Melbouiti Necreation Ground.
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	C.V. Z. C. V. C.
	for children and	355m ACF from centre of the site to land at
	teenagers?	Clear Crescent, Melbourn.
		·
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
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	700 (, , , , , , , , , , , , , , , , , ,
Local Centre	District or Local	703m of nearest centre ACF (Melbourn,
Diotonos City	centre?	High Street)
Distance: City Centre	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	7 = 400 000m
COLVIDO	centre or GP	548m ACF from centre of site to Orchard
	service?	Surgery, Melbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, 3 1 -1 -2 -2 -7 -
	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 look, and no new feetilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How wall would the	development.
Integration	How well would the	AMBER = Adequate scope for integration

with End-Corn	davidana C	with a data a community
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
500110107	communities?	
ECONOMY	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
01 .	Cambridge?	ODEEN N. "
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidana ant would be us no affect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	DED. Olive
Employment -	How far is the	RED = >3km
Accessibility	nearest main	12.8km ACF from centre of site to South
	employment	Cambridgeshire 017D (Babraham Research
	centre?	Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lanu	in the loss of	Development would have no effect on
	employment land,	employment land or premises.
	or deliver new	employment land of premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Sumoient.
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	require investigation and possibly miligation.
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Japaony	capacity?	
	capacity:	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	. 100 000111
School	school?	726m ACF from centre of site to Melbourn
33331	30.10011	Primary School.
L	_1	i initially collocit

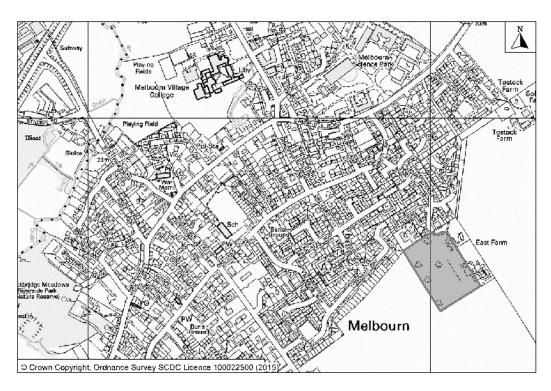
Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	provide new)
		1.0km ACF from centre of site to Melbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision 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	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total Score of 17
Distance: bus		A = Within 800m (3)
stop / rail station		683m to nearest bus stop ACF (Melbourn, Vicarage Close)
Frequency of		R = Hourly service (2)
Public Transport		hourly service (26 Service)
Public		GG = 20 minutes or less (6)
transport		00 = 20 minutes of less (0)
journey time to		32 Minutes (Melbourn, Vicarage Close to
City Centre		Cambridge, Drummer Street) 9 Minutes (Melbourn, Vicarage Close to
Distance for		Royston, Bus Station)
Distance for cycling to City		GG = Up to 5km (6)
Centre		4.97km ACF to Royston
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train station?	1,758m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
V00099	access to the	identified that cannot be fully mitigated.
	highway network,	lastimos that carmot be fully finitigated.
	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 or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC331	
one reference framber(3): 00001	

Consultation Reference numbers: H8 (I&O 2013 part 2)
Site name/address: Orchard and land at East Farm, Melbourn

Map:



Site description: A derelict orchard bounded by hedgerows on the south side of the village accessed from Hinkins Close. Bounded by residential to the north, and arable fields to the west, south and east. Adjoins site 320 to the west and south.

Current use(s): Derelict orchard

Proposed use(s): Residential development, 60 dwellings

Site size (ha): South Cambridgeshire: 2.83 ha.

Potential residential capacity: 60 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 agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2)	

Minorala	Mill it avaid the	CDEEN - Cita is not within an allocated an
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	1.300.1100.	
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
1	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	Davidana ant a anna atible with a ciabba wing
	problems if the site	Development compatible with neighbouring
	is developed, as a receptor or	uses.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
	<u> </u>	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on the site?	an area with a history of contamination, or
	life Site?	capable of remediation appropriate to proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		Potential contamination from agricultural
		use, potential for minor benefits through
		remediation of minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u> '	Justamable Diamage Systems (Suus).
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		magaaon
	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 troop
	by a Tree		
	Preservation Order		
0	(TPO)?		ANADED No significant agreement with a second
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
Landocapo	enhance the		character, incapable of mitigation.
	diversity and		character, moapable of miligation.
	distinctiveness of		Minor Negative Impact (Development
			· · ·
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) to
			neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development would have an adverse effect
			on the landscape setting of Melbourn
			through the development of an enclosed
			orchard which adds to the rural setting of
			the village. The impact of this could be
			mitigated if the site is developed with site
	<u>l</u>		mingated if the site is developed with site

	1			
			320 to create a straight village edge running between the new development on New Road and the south east corner of the	
			orchard and a new soft green edge is created on the southern boundary of the site.	
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.	
CLIMATE CHA	NGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply	
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that	
	FILAND WELL BEILD		cannot be appropriately addressed.	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	
	space?		Neutral impact (existing features retained or appropriate mitigation).	
Distance: Outdoor Sport	How far is the nearest outdoor		AMBER = 1-3km	
Facilities	sports facilities?		1.1km ACF from centre of the site to	

		Melbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	AWBER = 400 - 600111
i admities	for children and	423m ACF from centre of the site to and at
	teenagers?	Clear Crescent, Melbourn.
Cypoy	Will it provide for	
Gypsy & Traveller	the	AMBER = No Impact
Travellel	accommodation	No offect on pitch or plot provision
		No effect on pitch or plot provision.
	needs of Gypsies and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	K = >000111
Local Centre	District or Local	912m from poorget contro ACE (Malbourn
Local Centre		813m from nearest centre ACF (Melbourn,
Diotomos City	centre? How far is the site	High Street)
Distance: City		R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A = 400 - 800m
		A = 400 - 800m
Service	nearest health	COOm ACE from control of oits to Orchard
	centre or GP	622m ACF from centre of site to Orchard
171	service?	Surgery, Melbourn
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	/	CDEEN Dayslanment 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 activities?	possible.
	activities?	No facilities lost, and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
Intogration	How well would the	development.
Integration		AMBER = Adequate scope for integration
with Existing Communities	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	Communities?	
	Does it address	AMPED - Not within or adjacent to the 400/
Deprivation		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 viability of chisting contros.
	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	12.6km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
Financia: :::::::::::::::::::::::::::::::::::	Mould	Campus)
Employment - Land	Would development result	G = No loss of employment land / allocation 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?	Sp.symon land of profillood.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	
Education	broadband? Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
σαρασιτή	capacity?	στιρίας συτίουι ρίαυσο.
	capacity:	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	669m ACF from centre of site to Melbourn
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Melbourn
TDANCDORT		Village College.
Cyclo Poutos	What type of avale	PED - No eveling provision or a evel less
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
	tile site:	facilities/school. Poor quality off road path.
		radination delicer i del quality dil roda patri.

HQPT	Is there High	RED = Service does not meet the
ПОРТ	Quality Public	
	Transport (at edge	requirements of a high quality public transport (HQPT)
	. ` `	transport (HQPT)
Custoinable	of site)?	GREEN = Score 15-19 from 4 criteria below
Sustainable	Scoring	GREEN = Score 15-19 from 4 chilena below
Transport	mechanism has	Total agers of 40
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		G = Within 600m (4)
stop / rail		
station		507m to nearest bus stop ACF (Melbourn,
		Russett Way)
Frequency of		R = Hourly service (2)
Public		
Transport		hourly service (26 Service)
Public		GG = 20 minutes or less (6)
transport		
journey time to		31 Minutes (Melbourn, Russett Way to
City Centre		Cambridge, Emmanuel Street)
		11 Minutes (Melbourn, Russett Way to
		Royston, Bus Station)
Distance for		G = 5km to 10km (4)
cycling to City		,
Centre		5.24km ACF centre of site to Royston
		Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,612m ACF from centre of the site to
	station?	Meldreth 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
	or cycling facilities!	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.

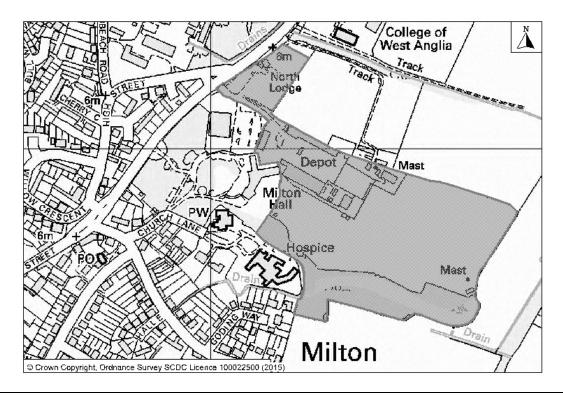
Site Information Development Sequence Minor Rural Centre

Site reference number(s): SC132

Consultation Reference numbers: 35 (I&O 2012)

Site name/address: The Former EDF Depot & Training Centre, Ely Road, Milton

Map:



Site description: This large site is located to the east of Ely Road on the north eastern edge of Milton. To the south of the site is Milton Children's Hospice and to the west lies All Saints Church and Milton Hall. To the north lies the College of West Anglia. Most of the north, east and part of the southern boundaries back onto open agricultural land, with the railway line and River Cam lying further east.

The site comprises two parcels of land; to the north is an overgrown car park and land around North Lodge, and the other parcel encompasses a disused depot with several utilitarian buildings and hard standings, with open grassland and a significant tree belt and lake to the southern boundary. The site is also occupied by many overhead power lines and telegraph poles associated with its former use as a training facility, and a lattice mast and associated buildings which will be retained.

Current use(s): Former EDF Depot & Training Centre and grassland

Proposed use(s): 89 dwellings with public open space including sports pavilion

Site size (ha): South Cambridgeshire: 8.53 ha.

Potential residential capacity: 128 dwellings (30 dph)

LAND			
PDL	Would	AMBER = Partially on PDL	
	development make		

	use of previously developed land?	Approximately 1/3 of the site is previously developed land - this includes a residential property on the street frontage and the yard to the rear.
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.
POLLUTION		
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
10110	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 981m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Part of the site was formerly used for commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control

T		
		measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds)
		Sustainable Drainage Systems (Suus)
Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Various TPOs around the site, but assumption is impact can be mitigated.
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.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation A group of protected trees adjoin the north west tip of the site. Another group lies around the Children's Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further groups of protected trees lie approximately 75m to the east and to the south east.
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.
	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) 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 site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) 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 site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green

Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement) -
			potential to improve the site through
			removal of industrial / commercial buildings
_	14 (1)		and associated hardstanding.
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		Minor Docitive Impact / Dovelanment would
	character, including		Minor Positive Impact (Development would
	through appropriate design		relate to local townscape character and offer opportunities for enhancement) -
	and scale of		• •
	development?		potential to improve the site through removal of industrial / commercial buildings
	development:		and associated hardstanding, with care to
			protect the ICF along Ely Road and Church
			Lane.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
Groon Bon	the development of		purposes
	this site have on		F 4 P 5 5 5 5
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,	,	within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Grade II Listed North Lodge is located in the
	areas, listed		northern part of the site and the site is
	buildings,		adjacent to Grade II Listed Milton Hall with
	registered parks		its significant designed landscape. Also part
	and gardens and		of the setting of Grade II* Listed Parish
	scheduled		Church, and other Grade II Listed Buildings
CLIMATE CHAN	monuments)?		and Conservation Area.
Renewables	Will it support the		AMBER = Standard requirements for
1.6116Wables	use of renewable		renewables would apply
	energy resources?		Torrowabies would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 1000 TKIOK	io ono at nood not:		C.(22.14 - 1 1000 20110 1 / 10W 1101(
			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
Open Space			

	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space as
		the promoter includes open space and
		sports pavilion as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.8km ACF from centre of the site to Milton
		Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	708m ACF from centre of the site to west of
	teenagers?	Humphries Way and south of Sutton Close,
		Milton.
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	596m to The White Horse pub, central to
	centre?	the surrounding services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1 = 7 000m
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7 = 400 000m
COLVICE	centre or GP	732m ACF from centre of site to Milton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	Satisfactory miligation proposed).
	1	No facilities lost, and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including health, education	proposed directly as a result of the
	•	development.
	and leisure (shops,	
	post offices, pubs	
Committee	etc?)	CDEEN Douglasses and would in add and 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 feether test and a feether
		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	

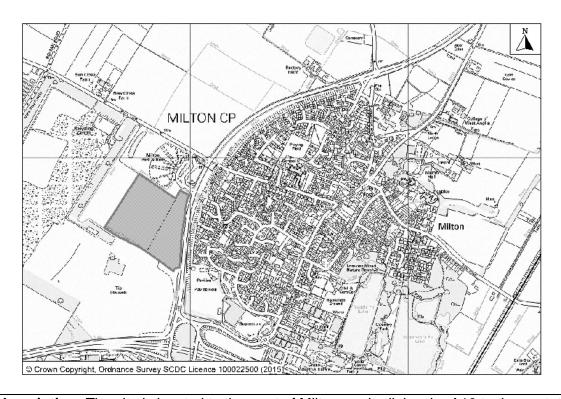
	with existing	
E00NOTE:	communities?	
ECONOMY	T=	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.

	<u></u>	
		Insufficient secondary and primary school places.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	762m ACF from centre of site to Milton Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.7km ACF from centre of site to Impington
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)? Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CILETY - COOKS TO TO HOME 4 CIRCUIA DEIOW
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.	G = Within 600m (4)
stop / rail		(1)
station		438m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport Public		GG = 20 minutes or less (6)
transport		GG = 20 minutes or less (6)
journey time to		15 Minutes from Milton to Cambridge.
City Centre		atoo iroin mitori to odinonago.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.53km ACF from the centre of the site to
Dieteras	How for in the series	Cambridge Market.
Distance: Railway	How far is the site	R = >800m
Station	from an existing or proposed train	2,741m ACF from centre of the site to
Jianon	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	I ingriway network,	

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

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC327			
Consultation Reference numbers:			
Site name/address: Land west of A10, Milton			

Мар:



Site description: The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.

The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.

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

Proposed use(s): Housing or mixed use development.

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: 215 dwellings (30 dph)

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

Lond	I dovolopment lead	
Land	development lead to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but the majority of the site is Grade 2.
	agricultural land?	site but the majority of the site is Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
winerais	sterilisation of	
	economic mineral	safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the	AMBER = Site lies near source of air
7 iii Quanty	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	an quanty davoros impasto.
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
	or all quality.	mitigation. The site is located close to the
		Councils' Air Quality Management Area and
		the proposed development is of a significant
		size to have an impact on air quality.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
710(11)71	near to an AQMA,	A14
	the M11 or the	7.114
	A14?	792m ACF from edge of site to AQMA.
	///-:	752117101 Holli edge of site to Aqviint.
		272m ACF from edge of site to A14.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	Development not compatible with
	is developed, as a	neighbouring uses. Some possible noise
	receptor or	from the A14 and neighbouring commercial
	generator	uses. Odour from the adjacent landfill site
	(including	and Household Waste Recycling Centre
	compatibility with	would have a significant negative impact in
	neighbouring	terms of health and well-being and a poor
	uses)?	quality living environment and possible
		nuisance.
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)
		Detection for using a base fit of
		Potential for minor benefits through
		remediation of minor contamination. The
		site is adjacent to a known landfill site,
Water	Will it protect and	therefore investigation will be required GREEN = No impact / Capable of full
vvalei	Will it protect and	·
	where possible	mitigation
	enhance the quality of the water	Dovolonment unlikely to offeet water avality
		Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	1	appropriate standards and pollution control

Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). 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
protected species and protect sites designated for nature conservation interest, and		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,
protected species and protect sites designated for nature conservation interest, and		to designated for nature conservation or recognised as containing protected species,
(Including International and locally designated sites)		greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
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.
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
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.
	ULTURAL HE	
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
	geodiversity? (Including International and locally designated sites) 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 site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	geodiversity? (Including International and locally designated sites) 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 site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?

_			
			significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?		Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
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,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
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 HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.

Г		
		0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		297m ACF from centre of the site to Milton 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	from the nearest	K = >000111
Local Centre	District or Local centre?	870m of nearest centre ACF (Milton, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of defined Cambridge City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	889m ACF from centre of site to Milton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development. The proposal involves the
	and leisure (shops,	loss of an area of the golf course but all
	post offices, pubs	other facilities are being retained.
	etc?)	
Community Facilities	Will it encourage and enable engagement in community	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation 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 separated from the village facilities and services by the busy A10.
ECONOMY	l	Solvisso by the budy Allo.

Denote of	December 11	AMPED Netwickless P. 44 (L. 4004)
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	Development would have no effect on
Shopping	shopping	vitality or viability of existing centres.
	hierarchy,	Vitality of viability of existing centres.
		The indicator is likely to apply porticularly to
	supporting the	The indicator is likely to apply particularly to
	vitality and viability	sites which include retail, offices, or leisure
	of Cambridge,	uses.
	town, district and	
	local centres?	
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
		0.4km ACF from centre of site to South
		Cambridgeshire 007C (Cambridge Science
		Park and St Johns Innovation Centre)
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	l · ·
		supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
F		sewerage network is close to capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
/		

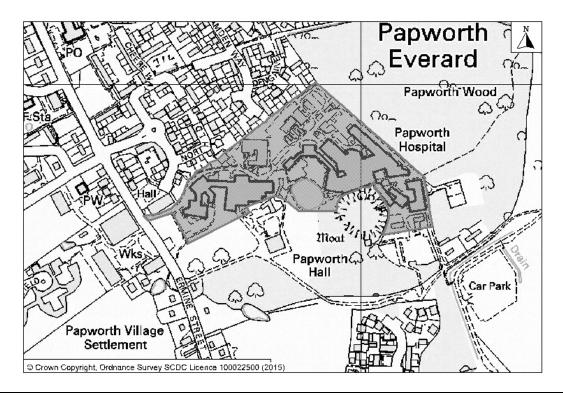
Cobool	achaol2	 726m ACE from control of site to Milton Conf
School	school?	736m ACF from centre of site to Milton C of E Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.2km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	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
HQPT	Is there High	facilities/school. Poor quality off road path. GREEN = High quality public transport
HQFI	Quality Public	service
	Transport (at edge	Service
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 24
, ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance: bus	four criteria below.	GG = Within 400m (6)
stop / rail		GG = Within 400m (6)
station		292m to nearest bus stop (Milton, Park and
otation		Ride)
Frequency of		GG = 10 minute frequency or better (6)
Public		, ,
Transport		10 minute service (99 P&R service)
Public		GG = 20 minutes or less (6)
transport		
journey time to		20 Minutes (Milton, Park and Ride to
City Centre		Cambridge, Emmanuel Street)
Distance for cycling to City		GG = Up to 5km (6)
Centre		4.65km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	, 500
Station	proposed train	3,943m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
Nan Car	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?	
	1,	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC151	

Consultation Reference numbers: 45 (I&O 2012)

Site name/address: Papworth Hospital, Papworth Everard

Мар:



Site description: The site is located in the centre of Papworth Everard and adjoins Papworth Hall and its grounds to the south, residential development and the village hall to the north, and Papworth Wood to the east.

The site consists of permanent and temporary hospital buildings, staff accommodation, car parks, and a lake.

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

Proposed use(s): Approximately 150 dwellings with some non-residential uses (e.g. employment, retail, community uses, commercial uses and public open space)

Site size (ha): South Cambridgeshire: 5.23 ha.

Potential residential capacity: 118 dwellings (30 dph)

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

	T	
	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	F
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
Pollution	A14? Are there potential	DARK GREEN = Would remove existing
Foliution	Odour, light noise	l
	and vibration	significant source of pollution
		Development would remove the begin tel
	problems if the site	Development would remove the hospital
	is developed, as a	use from the site that creates nuisance and
	receptor or	residential development would result in
	generator	significant improvements to the local noise
	(including	climate and the living environment of
	compatibility with	existing residential premises.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		,,
		The site would require investigation due to
		its existing hospital use. Potential for minor
		benefits through remediation of any
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation.
	enhance the quality	93
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	GHVII OHHIGHT:	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		Justamable Diamage Systems (SuDS).
	Will it conserve	GPEEN - Doos not contain is not adjacent
Designated Sites		GREEN = Does not contain, is not adjacent
Siles	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

	T .		N 8 11 1 1
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		Minor negative impact on protected sites
	geodiversity?		and species. The site is adjacent to
	(Including		Papworth Wood SSSI.
	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		miligation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		are supusion of appropriate magazion
	by a Tree		Records show that the site includes trees
	Preservation Order		protected by Tree Preservation Orders.
	(TPO)?		protected by Tree Freservation Orders.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastructure			
	and green spaces,		of appropriate mitigation
	through delivery of		Navigal frame at Assisting factors and the d
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	ERITAGE
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
	Gridiadici :		capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
1			design and mitigation measures would be
			achieved through the development process,
			achieved through the development process, including ensuring no harm to Papworth
			achieved through the development process,

		buffer between the village and the arable
		fields.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including	DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement. Significant positive impact (development
	through appropriate design and scale of development?	would relate to local townscape character and offer significant opportunities for enhancement) - redevelopment of this site would allow the unattractive modern buildings and extensions to be removed and the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.
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)?	DARK GREEN = Significant opportunities for enhancement. Significant positive impact on heritage assets - redevelopment of this site would allow the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING	ODEEN A
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 0.6km ACF from centre of the site to Papworth Everard Recreation Ground.

	T	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	665m ACF from centre of the site to
	teenagers?	Papworth Everard 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	437m ACF to the High Street - location
	centre?	chosen as representation of central point of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	71 = 100 000111
OCIVICC	centre or GP	477m ACF from centre of site to The
	service?	Surgery, Papworth Everard.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	Satisfactory miligation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. The
	health, education	development proposes some non-
	and leisure (shops,	residential uses e.g. employment, retail and
		community uses
	post offices, pubs etc?)	Continuity uses
Community	· /	CREEN - Dayslanment 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?	New facilities or improved existing facilities
		New facilities or improved existing facilities
		are proposed of minor benefit. The
		development proposes some non-
		residential uses e.g. employment, retail and
Intogration	How wall was dal the	community uses
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	
FOONORY	communities?	
ECONOMY	Dana it a dala	ANDED Net within an allie of the 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

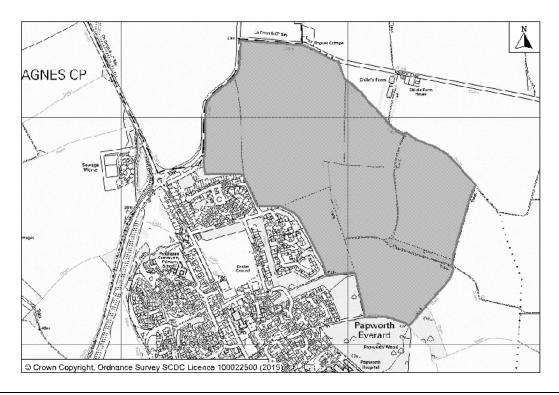
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
11 3	shopping	vitality and viability of existing centres.
	hierarchy,	The state of the s
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	ODEEN 41 H C C C
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
		0.7km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village centre)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Lana	in the loss of	allocation in the area (< 50%).
	employment land,	anocation in the area (< 50%).
	or deliver new	Development would have a minor negative
		•
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. The loss of employment opportunities
		provided by the hospital would be
		compensated to some extent by the
		proposed non-residential uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is likely to require
	communications	local and upstream reinforcement of the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare mains water capacity within the
	J. Caabana.	distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
Education		approaching capacity.
I ⊢ducation	In the same of the same	AMBER = School capacity not sufficient,
	Is there sufficient	• •
Capacity	education	constraints can be appropriately mitigated
		constraints can be appropriately mitigated
	education	constraints can be appropriately mitigated School capacity not sufficient, but significant
	education	constraints can be appropriately mitigated

Dandaaaa
Pendragon worth
)
cycle lane
m volume of
nction with
ss local
road path. ie
ublic
ADIIO
riteria below
:4- 4- 4-
e site to the
)
)
ard to St.
he site to
site to St
00000
access. ropriate
υμπαιθ
e of
the access
uitable to
re being

		proposed. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.
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): SC196			
Consultation Reference numbers:			
Site name/address: Papworth Everard			

Мар:



Site description: The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside (including Child's Farm and Rogues Cottage) to the north and east, Papworth Wood to the south, and existing residential development to the west. The site also adjoins the B1040 and Rogues Lane to the north.

The site consists of large fields bounded by tracks and drains. The site includes two small wooded areas on the north-eastern boundary adjacent to Child's Farm and on the south-eastern boundary alongside the public footpath to Elsworth, and two small ponds.

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

Proposed use(s): Residential development up to approximately 1,000 dwellings with outdoor recreation

Site size (ha): South Cambridgeshire: 81.77 ha.

Potential residential capacity: 981 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	RED = Significant loss (20 ha or more) of

Lond	dovolonment least		grades 1 and 2 land	
Land	development lead to the loss of the		grades 1 and 2 land	
	best and most		Significant loss (20 hectares or more) of	
	versatile		best and most versatile agricultural land	
	agricultural land?		(Grades 1 and 2) - the whole site is Grade 2	
			(over 81 ha)	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	
	sterilisation of		safeguarded area.	
	economic mineral			
POLLUTION	reserves?			
Air Quality	Would the		AMBER = Site lies near source of air	
7 til Quality	development of the		pollution, or development could impact on	
	sites result in an		air quality adverse impacts.	
	adverse		an dam's an area wherever	
	impact/worsening		Development could impact on air quality,	
	of air quality?		with minor negative impacts incapable of	
			mitigation. The site is of a significant size	
			and there is the potential for an increase in	
			traffic and static emissions that could affect	
			local 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			
Pollution	A14?		AMPED Adverse imports canable of	
Pollution	Are there potential Odour, light noise		AMBER = Adverse impacts capable of adequate mitigation	
	and vibration		adequate miligation	
	problems if the site		Development compatible with neighbouring	
	is developed, as a		uses. Some minor to moderate additional	
	receptor or		road traffic noise generation on existing	
	generator		residential due to development related car	
	(including		movements but dependent on location of	
	compatibility with		site entrance. A small part of the site is	
	neighbouring		within the safeguarding area for the	
	uses)?		Papworth Everard Sewage Treatment	
			Works, within which there is a presumption	
			against development that would be	
Contamination	le thore possible		occupied by people. GREEN = Site not within or adjacent to an	
Contamination	Is there possible contamination on		area with a history of contamination	
	the site?		area with a mistory of contamination	
Water	Will it protect and		GREEN = No impact / Capable of full	
.,	where possible		mitigation	
	enhance the quality		5	
	of the water		Development unlikely to affect water quality.	
	environment?		Assumptions for a neutral impact are that	
			appropriate standards and pollution control	
			measures will be achieved through the	
			development process, e.g. as part of	
	<u> </u>		Sustainable Drainage Systems (SuDS).	
BIODIVERSITY				
Designated	Will it conserve		AMBER = Contains or is adjacent to an	
Sites	protected species		existing site designated for nature	

	and protect sites		conservation or recognised as containing
	designated for		protected species and impacts capable of
	nature		appropriate mitigation
	conservation		
	interest, and		Minor negative impact on protected sites
	geodiversity?		and species. The site is adjacent to
	(Including		Papworth Wood SSSI and approximately
	International and		345 metres from the Elsworth / Hilton Road
	locally designated		Side Verge CWS.
	sites)		Clas verge evver
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
	adjacent protected		any protected trees
	by a Tree		
	1 -		
	Preservation Order		
0	(TPO)?		ANADED ALL 1977 (1977)
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		magadon measures possible.
			Significant negative impact (development
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is located on a ridge
			and therefore any built development would
			be prominent, harsh edge to the village in
			the wide views across the undulating arable
			fields.

		ı	
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		strong linear character of the village.
	and scale of		3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
O.CO. Don	the development of		impact on Green Belt purposes
	this site have on		Impact on Green Ben parposes
	Green Belt		
Horitogo	purposes?		GREEN = Site does not contain or adjoin
Heritage	Will it protect or		,
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		,
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING		11 1
Open Space	Will it increase the		GREEN = Assumes minimum on-site
1 2 2 1 2 2 2	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Development would create minor
	- Space .		opportunities for new public open space.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		OTTELIA - TIMIT OF OFFICE PROVISION
Facilities	sports facilities?		Assume onside provision as site of over 200
i aciiiles	sports facilities:		dwellings, which would be required to
			•
			deliver on site facilities to meet policy.
			O Skm ACE from control of the city to
			0.6km ACF from centre of the site to
Distance Di	11		Papworth Everard Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		

		1	
	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.
			706m ACF from centre of the site to
			Papworth Everard Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		'
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The control of providing the control of the control
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		A = 400 - 000m
Local Centre	District or Local		790m ACF to the High Street - location
Local Certife	centre?		chosen as representation of central point of
	Cerille:		services and facilities.
Dictance: City	How far is the site		R = >800m
Distance: City Centre			K = >000111
Centre	from edge of defined Cambridge		
	_		
Diotonos, CD	City Centre? How far is the		A 400 000m
Distance: GP			A = 400 - 800m
Service	nearest health		700m ACE from control of site to The
	centre or GP		700m ACF from centre of site to The
	service?		Surgery, Papworth Everard.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		A 1100
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		
			No facilities lost, and no new facilities
			proposed directly as a result of the
_			development.
Integration	How well would the		RED = Limited scope for integration with
with Existing	development on		existing communities / isolated and/or
Communities	the site integrate		separated by non-residential land uses
	with existing		
	communities?		The scale of development would is out of
			proportion with the existing built-up area.
ECONOMY	T		
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.

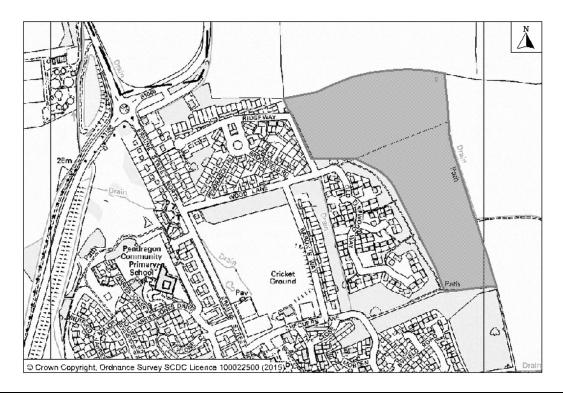
	1	<u> </u>
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development 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?	ODEEN 41 II (C.) (
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.5km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
Employment -	Would	and village centre) G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is not supportable
	communications	from the existing electricity network,
	infrastructure and	therefore significant reinforcement and new
	broadband?	network required. There is insufficient spare
		capacity within the distribution zone to
		supply the total number of proposed
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	0.47 . AOF (
School	school?	847m ACF from centre of site to Pendragon
		Community Primary School

D: /	Tir e : a	
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	4.3km ACF from centre of site to
SCHOOL	SCHOOLS	Cambourne Village College.
TRANSPORT		Cambourie village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyole Rodies	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 13.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Tour criteria below.	A = Within 800m (3)
stop / rail		71 = VVIIIII 000111 (0)
station		713m ACF from the centre of the site to the
		nearest bus stop (1 service).
Frequency of		RR= Less than hourly service (0)
Public		2 hour service.
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		13 Minutes from Papworth Everard to St.
City Centre		Ives
Distance for		G = 5km to 10km (4)
cycling to City Centre		7.84km ACF from the centre of the site to
Centre		St. Ives. Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	N = 2000
Station	proposed train	9,660m ACF from centre of the site to St
	station?	Neots Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Safe access to the highway can
		be achieved; however development would
		have a direct impact on A428 with potential
		capacity issues at the Cambourne Junction
		and on the corridor between Cambridge and
		St. Neots / Bedford, particularly junctions at
		either end of this section.

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): SC321	
Consultation Reference numbers:	

Site name/address: Land at The Ridgeway, Papworth Everard **Map:**



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

The site forms part of a large field bounded by drains and ditches, and intermittent trees and hedges.

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

Proposed use(s): Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.

Site size (ha): South Cambridgeshire: 11.12 ha.

Potential residential capacity: 167 dwellings (30 dph)

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

	T	1 1 1 1/0 / 1 1 1 1
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all grade 2.
Minorolo	agricultural land?	CDEEN Cite is not within an allocated or
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	16361763 :	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii 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	
Dollution	A14?	CDEEN No odvorce effects or conclusion
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4303.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
		Development not on land likely to be
387.4	Maria de la companya	contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Dovolonment unlikely to affect water audity
	environment?	Development unlikely to affect water quality. Assumptions for a neutral impact are that
	CHAILOHILIGHT (appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	((((((((((((((((((((
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

			<u></u>
	International and		
	locally designated		
D: !: '/	sites)		AMPER
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
·	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is located on a ridge
			and therefore any built development would
			be a prominent, harsh edge to the village in
			the wide views across the undulating arable
-	1APH to 1		fields.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the

Γ			
	appropriate design		strong linear character of the village.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
3 13.5	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to and coming
	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
	,		mitigation can be achieved through the
	buildings,		
	registered parks		development process.
	and gardens and scheduled		
CLIMATE CLIA	monuments)?		
CLIMATE CHA	T		AMPED Chandard requirements for
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
Flood Diels	energy resources?		CDEEN Flood Zone 4 / low wink
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.
ΗΙΙΜΑΝ ΗΕΔΙ	TH AND WELL BEING	<u> </u>	carriot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space	quantity and quality		
	1		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Novemble and a faction of a strong and a land
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
D: 4			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.5km ACF from centre of the site to
			Papworth Everard Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		530m ACF from centre of the site to
	teenagers?		Papworth Everard Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
			•

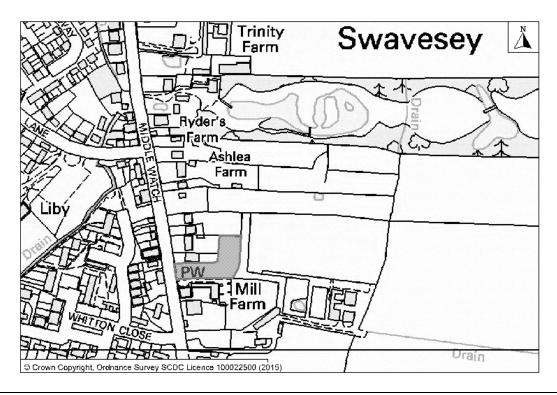
D: (11 () ()	400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	000m from noonest costs AOF /P
Local Centre	District or Local	602m from nearest centre ACF (Papworth
D: (0:)	centre?	Everard, Ermine Street North)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
D:-1	Harri famila (la a	A 400 000
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	FFOrm ACE from control of city to The
	centre or GP	552m ACF from centre of site to The
Vov. Local	service?	Surgery, Papworth Everard
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
racilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Possible
		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	ŭ
	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

Г	1	
	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
	employment	employment or is for another non-residential
	centre?	use.
		0.3km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village 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	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Sumolent.
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site would require local
	communications	and upstream reinforcements to the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare capacity within the distribution zone to
		supply the total number of proposed
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
D: 4		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary school?	CCA - ACE from control of site to Dougles and
School	SCHOOL?	664m ACF from centre of site to Pendragon Community Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	N = Greater triair Skill
School	school?	4.3km ACF from centre of site to
0011001	00110011	Cambourne Village College.
TRANSPORT		- contract the grade of the gra
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)
0	of site)?	AMPED O 10111
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below

Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
(0000)	consider access to	10.01.00.10.01.11
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		()
station		535m to nearest bus stop ACF (Papworth
		Everard, Wood Lane)
Frequency of		RR= Less than hourly service (0)
Public		, ,
Transport		less than hourly service (1 Service)
Public		GG = 20 minutes or less (6)
transport		
journey time to		14 Minutes (Papworth Everard, Wood Lane
City Centre		to St Ives, Bus Station)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.01km ACF to St. Ives
Distance:	How far is the site	R = 800m
Railway	from an existing or	
Station	proposed train	9,472m ACF from centre of the site to St
	station?	Neots Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Possible capacity constraints -
		the A428 corridor is seriously limited in
		capacity between the A1 and A1198. At
		present there is no realistic prospect of
Non Osii	MCII it manifer the	resolving this.
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): SC008		
Consultation Reference numbers:		
Site name/address: Land adjacent to 7	9 Middlewatch, Swavesey	

Мар:



Site description: The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.

Current use(s): The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.

Proposed use(s): 10 dwellings

Site size (ha): South Cambridgeshire: 0.26 ha.

Potential residential capacity: 3 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	Mill it oveid the	CDEEN Site is not within an allegated an
willerais	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
POLLUTION	reserves?	
	Would the	CDEEN Minimal no impact reduced
Air Quality		GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Davidan mant valikalista immant on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A O N A A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Possible noise from nearby business
	receptor or	centre to south, but no history of complaints
	generator	and existing premises at similar distances.
	(including	Minor to moderate adverse noise / odour
	compatibility with	risk and may require assessment.
	neighbouring	
	uses)?	
0		ODEEN ON A MILL III
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
24.	11000	contaminated
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
		l dovolonment procece e a se part et
		development process, e.g. as part of
DIODIVEDOES:		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Sustainable Drainage Systems (Suds).
Designated	Will it conserve	Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent
	Will it conserve protected species	Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or
Designated	Will it conserve protected species and protect sites	Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,
Designated	Will it conserve protected species and protect sites designated for	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature	Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,
Designated	Will it conserve protected species and protect sites designated for nature conservation	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated	Sustainable Drainage Systems (Suds). 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
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	Sustainable Drainage Systems (Suds). 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
Designated	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated	Sustainable Drainage Systems (Suds). 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

	reduce habitat fragmentation, enhance		network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	infrastructure)? 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.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a

		_	
	appropriate design and scale of development?		north-south road. As it extends southwards the village 'thins out' into linear development along the main street. Development of this site would have a detrimental impact on the linear and rural character. A PVAA lies to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is adjacent to three Grade II Listed Buildings to the south and wraps around the rear of two others, and forms part of their setting. It may be possible to mitigate impact through a smaller development? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	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 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). Assumption is standard requirements for open space
			would apply.
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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 504m ACF from centre of the site to Swavesey Recreation Ground.

O 0	1 1A/:III :4 : - ! - !	AMDED No lory (
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	1 - 7 0 0 0 m
Local Centre	District or Local	865m ACF to The White Horse pub which is
	centre?	surrounded by a cluster of other services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distant OF	11	A 400 000···
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	COOm ACE from control of cita to The
	centre or GP service?	602m ACF from centre of site to The
Key Local	Will it improve	Surgery, Swavesey AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	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,	·
	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 activities?	possible.
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	It may be possible to integrate a smaller
	communities?	development.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	

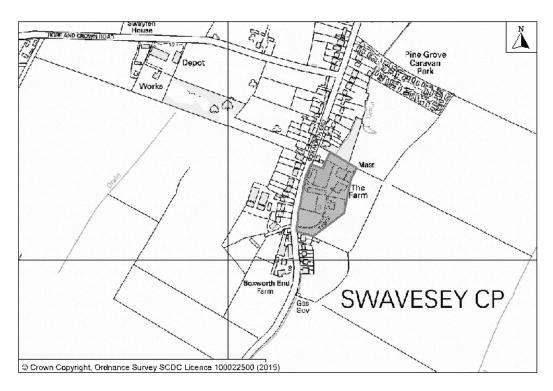
	alamah sa dasa da 🔞	<u></u>
	deprived wards of	
Charrier	Cambridge?	CDEEN No effect on would ever a set the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality 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	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo for omployment development
	employment land,	
	or deliver new	
1.101101	employment land?	ODEEN Friedra infrared market and Planks to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	ganes
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. - 1 00 - 000111
School	school?	455m ACE from contro of cito to Swayessy
301001	3010019	455m ACF from centre of site to Swavesey
Distance	Hann famile de e	Primary School
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.3km ACF from centre of site to Swavesey
		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
TIQEI	Quality Public	requirements of a high quality public
	_	, , , , ,
	Transport (at edge of site)?	transport (HQPT)
Sustainable	·	GREEN = Score 15-19 from 4 criteria below
	Scoring mechanism has	GREEN = Score 15-19 Horri 4 Chieria below
Transport	been developed to	Total score of 16
Score (SCDC)	consider access to	Total Score of To
	and quality of public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Citteria Delow.	GG = Within 400m (6)
stop / rail		00 = \(\text{vittill1 400111 (0)}\)
station		68m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		A = Hourly service (2)
Public		A = Houriy Service (2)
Transport		
Public		G = 21 to 30 minutes (4)
transport		0 - 21 to 00 minutos (1)
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		20 Milliatos Irom Gwavesey to Gt. 1765.
Distance for		G = 5km to 10km (4)
cycling to City		S = Skirt to Tokiri (4)
Centre		5.17km ACF from the centre of the site to
Contro		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,556 ACF from centre of the site to
	station?	Huntingdon Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	3
	available capacity?	Significant 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 Highways Agency
		comment that most of the sites identified
		within this group are small in-fills, closely
		associated with existing settlements. It is
		realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being
		deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	

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

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC048			
Consultation Reference numbers:			
Site name/address: The Farm, Boxworth End, Swavesey			

Мар:



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east.

Note: the site is adjacent to site 049 to the east.

Current use(s): Large complex of farm buildings, paddock and a dwelling.

Proposed use(s): 15 dwellings with possible employment through conversion of agricultural buildings

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

Potential residential capacity: 38 dwellings (30dph)

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

	T	
	to the loss of the	
	best and most	
	versatile	
Minorala	agricultural land?	ODEEN. Cita is not within an alleger of
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	May ld the	CDEEN Minimal no improct reduced
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Davalanment unlikely to impact an air
	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		A14
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
i ollullott	Odour, light noise	adequate mitigation
	and vibration	adequate mitigation
	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	A14, but should be possible to mitigate.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		у при
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts

	1	ı	
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumentions for a residual insurant and that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	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		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) -
	onaraotor:		The site is very rural and open, with a
			strong countryside character, which sweeps
			into the built-up area providing a connection
			between the street scene and the
			surrounding rural area. Development of this
			greenfield site would completely alter the
			rural character of this relatively undeveloped
			linear part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on

enhance the diversity and		townscape character, no satisfactory mitigation measures possible.
distinctiveness of townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontage of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the
		rural character of this relatively undeveloped
NAU1		linear part of the village.
the development of this site have on Green Belt		GREEN = No impact or Minor positive impact on Green Belt purposes
Will it protect or		RED = Site contains, is adjacent to, or
enhance sites, features or areas of historical, archaeological, or cultural interest		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) - A Grade II Listed Building is within the middle of the site and it is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate
		mitigation can be achieved through the development process.
NGE		
Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Is site at flood risk?		GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
H AND WELL BEING		
Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? IGE Will it support the use of renewable energy resources? Is site at flood risk?	distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? IGE Will it support the use of renewable energy resources? Is site at flood risk? Will it increase the quantity and quality of publically

D: 4	space?		AMBER	
Distance:	How far is the		AMBER = 1-3km	
Outdoor Sport	nearest outdoor			
Facilities	sports facilities?		1.5km ACF from centre of the site to	
			Swavesey Recreation Ground.	
Distance: Play	How far is the		RED = >800m	
Facilities	nearest play space			
	for children and		1,441m ACF from centre of the site to	
	teenagers?		Swavesey Recreation Ground.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the		1	
	accommodation			
	needs of Gypsies			
	and Travellers and			
	Travelling			
	J			
Dietonos	Showpeople? How far is the site		D _ > 900m	
Distance:			R = >800m	
District or	from the nearest		4.770m ACC to The White Here with 1111	
Local Centre	District or Local		1,776m ACF to The White Horse pub which	
	centre?		is surrounded by a cluster of 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		G = <400m	
Service	nearest health			
	centre or GP		363m ACF from centre of site to Swavesey	
	service?		Medical Centre.	
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
1 dominoo	of key local		canolaciony minigation proposed).	
	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	· '		CDEEN - Dovolopment 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		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?		Development would completely alter the	
			rural character of this relatively undeveloped	
			part of the village.	
ECONOMY	ı			
ECONOMY				

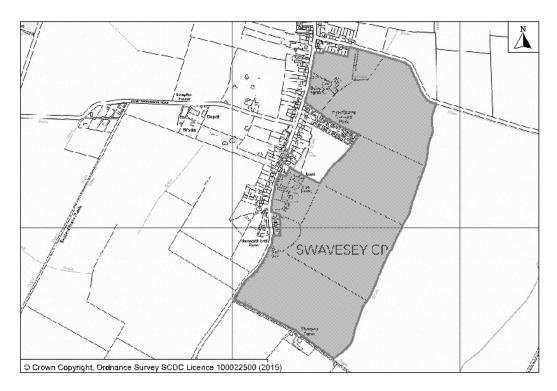
	T =	I
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and Viability of existing centres
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites
	· · · · · · · · · · · · · · · · · · ·	which include retail, offices, or leisure uses.
Empley was a red	local centres?	DED - 2km
Employment -	How far is the	RED = >3km
Accessibility	nearest main	401 4054 4 4 4 4
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Japaony	capacity?	mitigated.
	σαρασιτή :	innigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		•
		Insufficient primary and large deficit in
Dietonos	How far is the	secondary school capacity R = >800m
Distance:		V = >000111
Primary	nearest primary	4.207m ACE from contra of site to
School	school?	1,397m ACF from centre of site to

	T	Curayanay Duimarii Cahaal
Distance	Ham for to the	Swavesey Primary School.
Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	1.0km ACF from centre of site to Swavesey
TRANCRORT		Village College.
TRANSPORT	Mhat tura of avala	DED. No expline provision or a explaine
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. uni-directional hybrid cycle lanes.
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	Scoring mechanism has	GREEN = Score 15-19 from 4 criteria below
Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 16
Distance: bus		GG = Within 400m (6)
stop / rail station		329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		23 Minutes from Swavesey to St. Ives.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.28km ACF from the centre of the site to St. Ives Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	13,673m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial

		proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
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): SC049		
Consultation Reference numbers:		
Site name/address: Land to east of Boxworth	n End, Swavesey	

Мар:



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow.

Note: the site is adjacent to sites 048 and 050 to the west.

Current use(s): Farm buildings, paddock, residential dwelling and agricultural land

Proposed use(s): 2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school

Site size (ha): South Cambridgeshire: 61.54 ha.

Potential residential capacity: 738 dwellings (30 dph)

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

Г	T	T
	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?	A very small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
POLLUTION		impact.
Air Quality	Would the	AMBER = Site lies near source of air
All Quality		
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
		mitigation. This site is located close to the
		Councils' Air Quality Management Area and
		is of a significant size. Extensive and
		detailed air quality assessments will be
		required to assess the cumulative impacts
		of this and other proposed developments
		within the locality on air quality along with
		provision of a Low Emissions Strategy.
AQMA	Is the site within or	AMBER = $<1,000$ m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	919m ACF from edge of site to A14.
Pollution	Are there potential	AMBER = Adverse impacts capable of
· ondion	Odour, light noise	adequate mitigation
	and vibration	adoquato minganon
		Development competible with neighbouring
	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. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate. Possible noise and
		malodour from Boxworth End Farm as
		proposals would be closer than existing
		residential. No history of complaints. Minor
		to moderate noise / odour risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		255e 562,551 to appropriate mingulon)
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination

enhance the quality of the water environment? BIODIVERSITY Designated Sites Biodiversity Capable and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Bi	Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation
of the water environment? Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY		·		Imagadon
environment? appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY				Assumptions for a neutral impact are that
BIODIVERSITY Designated Sites				•
BIODIVERSITY Designated Sites		CITVITOTITICITE:		
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation or nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure AMBER = 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 = 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 or any protected trees GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). ASSUMPTION ASSUMPTION ASSUMPTION ASSUMPTION ASSUMPTION OF a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.				•
BIODIVERSITY Designated 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 Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure: AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be achieve 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 GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). ASSUMPTION ARBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation on the process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Designated Sites 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 Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure? Green infrastructure? Green infrastructure? Green infrastructure? 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. GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation or appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	BIODIVERSITY	'		Custamable Dramage Cystems (Gaas).
Sites and protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts 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 retained, or appropriate mitigation possible). AMBER = Development process.				GREEN = Does not contain is not adjacent
and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure Green Infrastructure? AMBER = 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 GREEN = Site does not contain or adjoin any protected trees GREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green 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. GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Neutral impact design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	Citos			
nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green 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. GREEN = Site does not contain or adjoin any protected trees GREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure 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 GREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				•
interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to 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. GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). ASSUMPTION ASSUMPTION ASSUMPTION ASSUMPTION For a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				greenepaser ite er negngiste impaste
geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to 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. GREEN = Site does not contain or adjoin any protected trees GREEN = 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. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Cincluding International and locally designated sites) AMBER = Development would have a development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? AMBER = No significant opportunities or loss of existing green infrastructure 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 will be achieved through the development process. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.		-		
International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure) TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green 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. GREEN = Site does not contain or adjoin any protected trees GREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation on any propriate mitigation possible). AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible) assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.				
Biodiversity Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure) TPO Are there trees on Infrastructure Green Infrastructure 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. GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		` •		
Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green 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. GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees AMBER = 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. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be acsisting 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 AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure Green Infrastructure Green Infrastructure AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation will be achieved through the development process. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	Biodiversity	<u> </u>		AMBER = Development would have a
fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Unificativativation Preservation order (TPO)? 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. GREEN = Site does not contain or adjoin any protected trees GREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	, and the second	development		negative impact on existing features or
enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? Neutral impact (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 ASSUMPTIONS (AFEN) ASSUMPTIONS (FEN) ASSUM		reduce habitat		network links but capable of appropriate
native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure 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 possible). 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. ARBER = 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 and include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		fragmentation,		mitigation
help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? When the protected by a Tree Preservation Order (TPO)? AMBER = No significant opportunities or loss of existing green infrastructure access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		enhance		-
restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		native species, and		Assumptions for a neutral impact are that
to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		help deliver habitat		existing features that warrant retention can
Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		restoration (helping		be retained or appropriate mitigation will be
Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				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)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		_		
connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Access to wildlife and green spaces, through delivery of and access to green infrastructure? Meutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	TD0	,		ODEEN OF
adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	IPO			
by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		_		any protected trees
Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Infrastructure access to wildlife and green spaces, through delivery of and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	Groon	,		AMRER - No significant apportunities or
and green spaces, through delivery of and access to green infrastructure? Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				• • • • • • • • • • • • • • • • • • • •
through delivery of and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	minastructure			
and access to green or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				οι αρριοριίαι ο πιιιιγαιίοπ
green or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				Neutral impact (existing features retained
infrastructure? Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		mmashablare:		· · · · · · · · · · · · · · · · · · ·
development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				_
	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	Cignificant Nagativa Impact (Davalanment
	landscape character?	Significant Negative Impact (Development
	Character?	conflicts with landscape character, with significant negative impacts incapable of
		mitigation) - The site is very rural and open,
		with a strong countryside character, which
		sweeps into the built-up area providing a
		connection between the street scene and
		the surrounding rural area. The buildings,
		which make up a very small proportion of
		the site, are tightly clustered and set back
		some way from the road, and the overall
		impression is one of open countryside.
		Development of this very large greenfield
		site would completely alter the rural
		character of this relatively undeveloped part
		of the village.
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Significant Negative Impact (Development
	townscape character, including	Significant Negative Impact (Development conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The village has a strong linear
	and scale of	form on a north-south road. As it extends
	development?	southwards the village 'thins out' into linear
		development along the main street. An
		Important Countryside Frontage runs along
		the whole road frontages of the site. The
		site is very rural and open, with a strong
		countryside character, which sweeps into
		the built-up area providing a connection
		between the street scene and the
		surrounding rural area. Development of this
		very large greenfield site would completely
		alter the rural character of this relatively undeveloped linear part of the village.
Green Belt	What effect would	GREEN = No impact or Minor positive
CIOCH DOIL	the development of	impact on Green Belt purposes
	this site have on	, 2.2 23 papa333
	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	Cimplificant No notice Immediate the bistoria
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- A Grade II Listed Building is within the site

-			
CLIMATE CHAN	buildings, registered parks and gardens and scheduled monuments)?		and another is adjacent. It is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAN		ı	
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 small part of the north eastern part of the site is within Flood Zones 2 and 3.
	H AND WELL BEING	<u> </u>	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,505m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of 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		A = 400 - 800m
	centre or GP		494m ACF from centre of site to The

	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i admities	of key local	
	1	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?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	F = = = = = = = = = = = = = = = = = =
	donvinos:	No facilities lost, and no new facilities
		proposed directly as a result of the
		• •
Intogration	How well would the	development.
Integration		RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The scale of development would is out of
		proportion with the existing built-up area.
		Development of this very large site would
		completely alter the rural character of this
		relatively undeveloped part of the village.
ECONOMY	<u> </u>	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	· '
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Ole and i	Cambridge?	ODEEN No. # 1
Shopping	I WILL IT DIOTOCT TOO	GREEN = No effect or would support the
	Will it protect the	language and the second control of the secon
	shopping	vitality and viability of existing centres.
	shopping hierarchy,	, ,
	shopping hierarchy, supporting the	Development would have no effect on
	shopping hierarchy, supporting the vitality and viability	, ,
	shopping hierarchy, supporting the	Development would have no effect on
	shopping hierarchy, supporting the vitality and viability	Development would have no effect on vitality or viability of existing centres. The
	shopping hierarchy, supporting the vitality and viability of Cambridge,	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites
Employment -	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.
Employment -	shopping 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
Employment - Accessibility	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main	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
• •	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main employment	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 4.1km ACF from centre of site to South
• •	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main	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 4.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial
• •	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main employment	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 4.1km ACF from centre of site to South

11	Talassala (* *	to ton constant to the total
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
1.10000	employment land?	AMPER OF W. A. L. III. L. A. L.
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 vilitios lafas et most una jasana como esta
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed. The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	miligated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity and this is a
		large site.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,457m ACF from centre of site to
		Swavesey Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.2km ACF from centre of site to Swavesey
TRANSPORT		Village College.
TRANSPORT	10/1 ((f) -	DED. No soulle a manifelia a sur a soule la se
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
וועוו	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		G = Within 600m (4)
-4 /:1		
stop / rail		
stop / rail station		499m ACF from the centre of the site to the

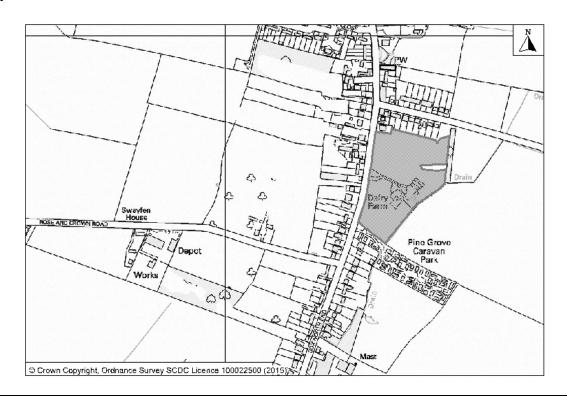
	1	
Frequency of Public Transport		R = Hourly service (2)
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		23 Minutes from Swavesey to St. Ives
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.54km ACF from the centre of the site to St. Ives Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	13,639m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills,
		closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be
		accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network safer for public	public transport, cycling, walking facilities.
	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 significant improvement to public transport, walking or

Site Information	
Development Sequence	e.g. Edge of Cambridge (Broad Location 1), Rural Centre
Site reference number(s): SC050	

Consultation Reference numbers:

Site name/address: Dairy Farm, 31 Boxworth End, Swavesey

Map:



Site description: The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides.

Note: the site is adjacent to site 049 to the east.

Current use(s): Farm buildings and paddock

Proposed use(s): 30+ dwellings with possible employment in some redundant farm buildings

Site size (ha): South Cambridgeshire: 3.55 ha.

Potential residential capacity: 80 dwellings (30dph)

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

	boot and mast	
	best and most versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
willerais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 th Quality	development of the	impact.
	sites result in an	impaot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	lile Sile:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts

	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		, and processes a sec
	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 the second s
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiiastructure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE	I TOWNSCAPE AND C	III TURAI LI	
Landscape	Will it maintain and	OLI ORAL III	RED = Significant negative impact on
Lanascape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		minganon measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	Gilalaul u i !		•
			significant negative impacts incapable of
			mitigation) - The site is very rural and open,
			with a strong countryside character, which
			sweeps into the built-up area providing a
			connection between the street scene and
			the surrounding rural area. The buildings,
			which make up a very small proportion of

Townson	Will it receipts in a second	impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
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 landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield
		site would completely alter the rural character of this relatively undeveloped part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) — Adjacent to a Grade II Listed Building to the west and likely to impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk. 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

		1	
	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?		1.0km ACF from centre of the site to
			Swavesey Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		NEB = 7000111
1 aciiitics	for children and		951m ACF from centre of the site to
			Swavesey Recreation Ground.
Cypoy	teenagers?		
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,306m ACF to The White Horse pub which
	centre?		is surrounded by a cluster of other services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
Contro	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		G = <400m
Service	nearest health		0 = \400III
OCIVICC	centre or GP		198m ACF from centre of site to The
	service?		
Vov. Local			Surgery, Swavesey
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?		<u> </u>
			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	_		Separated by Horr-residential land uses
	with existing		Davalanment would as maletaly alter the
	communities?		Development would completely alter the

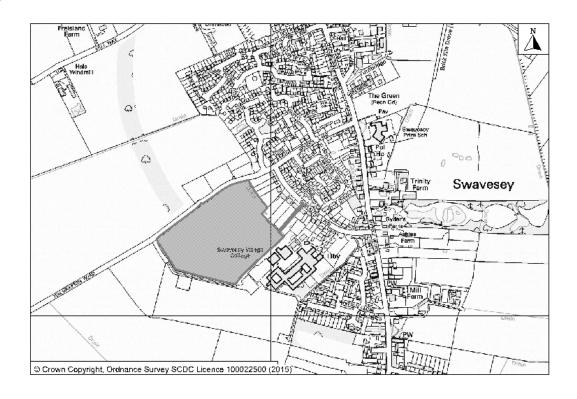
<u> </u>		
		rural character of this relatively undeveloped part of the village.
ECONOMY		-
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
	. ,	G
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
D: (11 6 2 4	secondary school capacity.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	904m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
0011001		0.6km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		Village College.
Cycle Routes	Mhat type of avala	DED - No eveling provision or a evel land
Cycle Roules	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	STAZZIT GOOTO TO TO HOM FORMOND BOION
Score (SCDC)	been developed to	Total score of 16
Score (SCDC)	•	Total Score of To
	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		208m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		TY - Flourity Solviou (2)
Transport		C 24 to 20 minutes (4)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.11km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,684m ACF from centre of the site to
	F. 5P 555 & train	. 5,55 65 55 65 6 6 6

	station?	Huntingdon Station.	
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access condentified that cannot be fully mitigned. No capacity constraints identified, access can be achieved. The Hign Agency comment that most of the identified within this group are small closely associated with existing sell to the identified to assume that a subproportion of such sites could be accommodated in the short to me but it would be difficult to see mor quarter of the identified capacity to deliverable.	safe nways sites all in-fills, ettlements. stantial dium term e than a
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): SC065			
Consultation Reference numbers:			
Site name/address: Land abutting Fen Drayton Road, Swavesey			

Мар:



Site description: The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside.

Note: the site adjoins site 71 and 287 to the north.

Current use(s): Agricultural

Proposed use(s): 50-75 dwellings with green spaces and community uses as required

Site size (ha): South Cambridgeshire: 7.22 ha.

Potential residential capacity: 162 dwellings (30 dph)

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

	1 1	
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	Mandal the	CDEEN Minimal as impost and used
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Davolanment unlikely to impact an air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality acceptable.
AQMA	of air quality? Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	GREEN = >1,000111 01 att AQIMA, IMT1, 01
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Tollation	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	711 1, but offedia be peccible to finingate.
	(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
		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		miligation
			Assumptions for a politral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN OF L. C. L.
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A bridleway lies
			approximately 480m to the west.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - Owing to the slightly sloping
			land any new development would be at a
			higher level than the existing village edge
			and probably more visible. The site is very
			open and rural in character and
			development on this site would be very
			large scale and harmful to the character of
			the village. It would constitute substantial
			back land development, poorly related to
			the existing built-up part of the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		

	1	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is very open and rural in character
	appropriate design	and development on this site would be very
	and scale of	large scale and harmful to the character of
	development?	the village. It would constitute substantial
		back land development, poorly related to
		the existing built-up part of the village. It
		would result in a large scale westwards
		expansion of the village along School Lane,
		having a significant impact on the approach
		to the village. A previous attempt to gain
		planning permission for residential
		development has also been unsuccessful as
		it would adversely change its character. A
		PVAA lies approximately 105m to the south
0 5. !!	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	east.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	····
	scheduled	
	monuments)?	
CLIMATE CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	7
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	F
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	2.122.1 Than or official provision
Facilities	sports facilities?	0.7km ACF from centre of the site to
. 45100	porto idominos:	

		Suggestion Cround
Distance: Dist	Llavy famila tha	Swavesey Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	470m AOF from control of the city to love
	for children and	476m ACF from centre of the site to land
0 0	teenagers?	east of Moat Way, Swavesey
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: 1	Showpeople?	A 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	AOF (T) 14" ()
Local Centre	District or Local	738m ACF to The White Horse pub which is
	centre?	surrounded by a cluster of 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	830m ACF from centre of site to The
	service?	Surgery, Swavesey
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
	11 11 11 11 2	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adiabatic to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

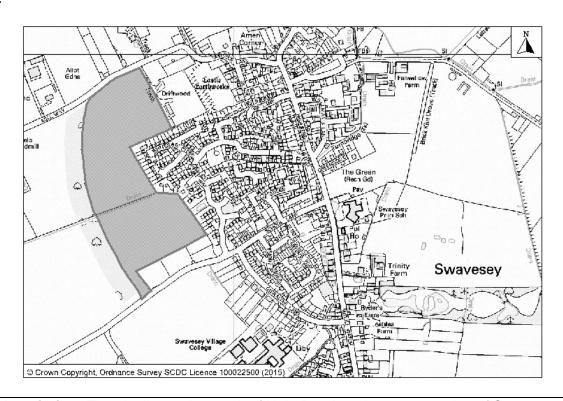
	1	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
		•
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	DED. OI
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.3km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
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	Tillinganori
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and
	infrastructure and	upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity. Site is adjacent
		to secondary school.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	544m ACF from centre of site to Swavesey
		Primary School.
		i iiiiai y Conooi.

D: .	Tura e e e	0 1000
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary School	nearest secondary school?	provide new)
301001	301001:	0.2km ACF from centre of site to Swavesey
		Village College.
TRANSPORT	<u> </u>	Timage Conego.
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)
Sustainable	of site)? Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	ANIBEN = 30016 10-14 IIOIII 4 CIRCEIIA BEIOW
Score (SCDC)	been developed to	Total score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: .	four criteria below.	0 11/11 200 (1)
Distance: bus		G = Within 600m (4)
stop / rail station		485m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		(=)
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		0 51 (10) (1)
Distance for		G = 5km to 10km (4)
cycling to City		5.32km ACF from the centre of the site to St. Ives Marke
Centre Distance:	How far is the site	R = >800m
Railway	from an existing or	N = 2000
Station	proposed train	13,002m ACF from centre of the site to
	station?	Huntingdon Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. The Highways
		Agency comment that most of the sites
		identified within this group are small in-fills, closely associated with existing settlements.
		It is realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a

		quarter of the identified capacity being deliverable.
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): SC071			
Consultation Reference numbers:			
Site name/address: Land south of Hale Road, Swavesey			

Мар:



Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.

Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.

Current use(s): Agricultural

Proposed use(s): 80 dwellings with open space and related infrastructure

Site size (ha): South Cambridgeshire: 10.76 ha.

Potential residential capacity: 81 dwellings (30 dph)

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

	T	
Land	development lead to the loss of the	affect grade 1 and 2 land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
WIIIICIAIS	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	reserves?	Small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		
Air Quality	Would the	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
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	1 5
	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. Some potential for
	neighbouring	traffic noise from A14, but should be
Contamination	uses)?	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?	area with a history of 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
BIODINA		Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Daga not accept to the control
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, or local area will be developed as
	designated for nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts
	interest, and	
	,	

	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		domovod unodgir ine dovelopment process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON 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
			development process. A footpath runs along
			the northern boundary of the site.
			Bridleways lie approximately 155m to the
			north east and 580m to the west
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		magadon mododroo possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	Cilalaciei !		
			significant negative impacts incapable of
			mitigation) - Owing to the slightly sloping
			land any new development would be at a
			higher level than the existing village edge
			and probably more visible. The site is very
			open and rural in character and
			development on this site would be very
	Ť.		large scale and harmful to the character of

		.1 200	10 11 22 4 4 2 2 2
			ge. It would constitute substantial
			nd development, poorly related to
			sting built-up part of the village.
Townscape	Will it maintain and		Significant negative impact on
	enhance the		ape character, no satisfactory
	diversity and	mitigation	on measures possible.
	distinctiveness of		
	townscape	Significa	ant Negative Impact (Development
	character, including	conflicts	s with landscape character, with
	through	significa	ant negative impacts incapable of
	appropriate design	mitigation	on) - Owing to the slightly sloping
	and scale of	land an	y new development would be at a
	development?		evel than the existing village edge
	·		bably more visible. It would
		•	ite substantial back land
		develop	oment. The majority of the site is
			lood Zones 2 and 3, with the
			ng land of a piecemeal nature in
			s to the north and south. It would be
		-	to develop such a site and integrate
			ne built form of the village.
Green Belt	What effect would		I = No impact or Minor positive
Groon Box	the development of		on Green Belt purposes
	this site have on	impaor	on Green Box purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or	AMBER	R = Site contains, is adjacent to, or
Tiomago	enhance sites,		ne setting of such sites, buildings
	features or areas of		tures, with potential for negative
	historical,		capable of appropriate mitigation
	archaeological, or	pasto	o capable of appropriate imagation
	cultural interest	Minor N	legative Impact on historic Assets
	(including		ble of satisfactory mitigation) – site
	conservation	, ,	n important part of the wider setting
	areas, listed		ade II Listed windmill to the west.
	buildings,		ological potential will require further
	registered parks		tion but the assumption for a neutral
	and gardens and		is that it is likely appropriate
	scheduled		on can be achieved through the
	monuments)?		oment process.
CLIMATE CHA	·	dovolop	
Renewables	Will it support the	AMRER	R = Standard requirements for
	use of renewable		bles would apply
	energy resources?	Toriowal	2.00 0 4
Flood Risk	Is site at flood risk?	RFD - I	Flood Zone 3 / high risk
I lood Klok	15 Sito at 1100a 115K:	NED = 1	1 1000 Zono o / mgn nok
		Flood 7	one 3 (or other form of flood risk
			ole of appropriate mitigation). The
		•	of the site is within Flood Zones 2
			with the remaining land of a
			eal nature in pockets to the north
			ith. It would be difficult to develop
			site and integrate it into the built form
		of the vi	ıııay c .

HUMAN HEAL	TH AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	accessible open space?		Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision
Facilities	sports facilities?		0.7km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 278m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 562m ACF to The White Horse pub which is surrounded by a cluster of 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 1,240m ACF from centre of site to The Surgery, Swavesey
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
	with existing		
	communities?		It would be difficult to develop such a site
			and integrate it into the built form of the
			village.
ECONOMY		1	
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres.
	hierarchy,		
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge, town, district and		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?		which include retail, offices, of leisure uses.
Employment -	How far is the		RED = >3km
Accessibility	nearest main		
•	employment		5.7km ACF from centre of site to South
	centre?		Cambridgeshire 005C (Bar Hill - Industrial
			Estate and Tesco)
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
5	level of investment		required, constraints capable of appropriate
	in key community		mitigation
	services and		<u> </u>
	infrastructure,		Minor Utilities Infrastructure improvements
	including		required, but constraints can be addressed.
	communications		Electricity is likely to require local and
	infrastructure and		upstream reinforcement. There is
	broadband?		insufficient spare mains water capacity
			within the distribution zone to supply the
			number of proposed properties which could arise if all the SHLAA sites within the zone
			were to be developed. The sewerage
			network is approaching capacity and will
			require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
	. ,	G
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
D'ataman	Harrison in the	secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	640m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	'
0000.		0.6km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	7.	
	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
Ocore (OODO)	consider access to	10(a) 30010 01 10
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		532m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		1. – 1.10dily 001.1100 (2)
Transport		
Public		G = 21 to 30 minutes (4)
		G = 21 to 30 minutes (4)
transport		OO Missisters from O
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.97km ACF from the centre of the site to
		St. Ives Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	12,734m ACF from centre of the site to
	F. 5P5554 (1411)	,. 5

	station?	Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

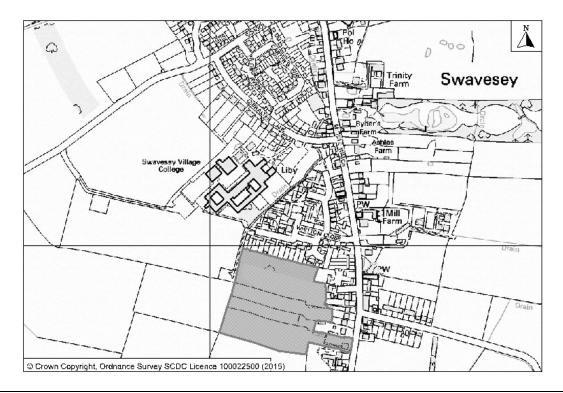
Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(a): CC002	

Site reference number(s): SC083

Consultation Reference numbers: 36 (I&O 2012)

Site name/address: Land south of Whitton Close & west of Boxworth End, Swavesey

Map:



Site description: The site lies south of Whitton Close and west of Middle Watch and Boxworth End on the western edge of Swavesey. The site adjoins residential properties to the east and north east, and to the north west lie playing fields for Swavesey Village College. To the west and south lies agricultural land. The site comprises a series of small enclosed fields with grassland and scrub, with land in the north generally disused. Each field is enclosed by hedgerow, and on the north eastern boundary of the site is a dense area of planting separating the site from Whitton Close. The site also includes a domestic property over which access would be obtained.

Current use(s): Grazing land and scrub and one residential property

Proposed use(s): 175 dwellings. If additional school playing field space is needed by the adjoining village college, this could be negotiated as part of the planning obligation.

Site size (ha): South Cambridgeshire: 7.65 ha.

Potential residential capacity: 75 dwellings (30 dph)

(NOTE: Mitigation of the historic environment, townscape and landscape with a smaller scale of development as addressed in tier 2 through the exclusion of the western field, and the retention of existing planting and hedgerows. This would reduce gross site area to 4.98 ha., with a smaller developable area and capacity of 75 dwellings, as reflected in the Issues and Options Report 2012.)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	upp of presidentals.	The site includes one residential managery
	use of previously	The site includes one residential property.
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	, and the second
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 Quanty	development of the	impact.
	sites result in an	pasa
	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
	,	A14
	the M11 or the	
Dellution	A14?	AMPED Adverse imports concluded
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. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	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?	·
		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	· J
	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		Custamusic Bramage Gystems (Guas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Olico		
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.

	1		
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated). A group
	geodiversity?		and three individual protected trees lie
	(Including		approximately 50-65m to the east.
	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		. 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.
			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		A group and three individual protected trees
	Preservation Order		lie approximately 50-65m to the east.
	(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
	i i i i a a a a a a a a a a a a a a a a		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 JIKAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
			· · · · · · · · · · · · · · · · · · ·
	diversity and		mitigation measures possible.
	distinctiveness of		Cignificant Negative Insert (Development
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is in an area described
			as enclosed farmland, orchards, hedges,
			trees and long gardens between linear
			housing and open farmland. Development
			on this site has previously been adjudged to
			be harmful to the countryside and character
			to this rural, linear part of the village by
			independent planning inspectors.
	1		1

r 	I same to the same	[DED 0) W
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Olanificant News C. J. 175
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The village has a strong linear
	and scale of	form on a north-south road. The linear
	development?	development has been extended to the west
		of the main street, south of the historic core.
		Development on this site would be very
		large scale and harmful to the character of
		this compact, linear village. It would
		constitute substantial back land
		development, poorly related to the existing
		built-up part of the village, significantly extending the village to the west.
		Development on this site has previously
		been adjudged to be harmful to the
		countryside and character to this rural,
		linear part of the village by independent
		planning inspectors. Important Countryside
		Frontage – to the east of the site on the
		opposite side of Middlewatch. Protected
		Village Amenity Area – lies approximately
		55m to the north.
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	Minor Nogotive Impost on historia Asset
	cultural interest (including	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site
	conservation	forms an part of the setting of a Grade II
	areas, listed	Listed Buildings along Middle Watch.
	buildings,	Archaeological potential will require further
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
	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
	1	i Flood Zone i and no drainade issues that 🔠
		cannot be appropriately addressed.

ΗΙΙΜΑΝ ΗΕΔΙ Τ	HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site	
Орен орасс	quantity and quality		provision to adopted plan standards is	
	of publically		provided onsite.	
	accessible open		provided orisite.	
	•			
D: (space?		ODEEN 41 ''	
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	
			Swavesey Recreation Ground.	
Distance: Play	How far is the		AMBER = 400 - 800m	
Facilities	nearest play space			
	for children and		777m ACF from centre of the site to	
	teenagers?		Swavesey Recreation Ground.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the		'	
	accommodation			
	needs of Gypsies			
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		R = >800m	
			R = >000111	
District or	from the nearest		4.000 - AOE (- The White Henry with which	
Local Centre	District or Local		1,802m ACF to The White Horse pub which	
	centre?		is surrounded by a cluster of 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		G = <400m	
Service	nearest health			
	centre or GP		308m ACF from centre of site to The	
	service?		Surgery, Swavesey	
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
	of key local		The second secon	
	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	· · · · · · · · · · · · · · · · · · ·		CDEEN - Dovolopment 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		_	
			<u> </u>	

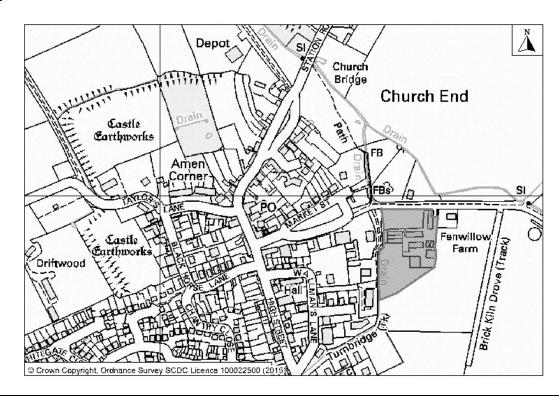
Г	T	1
	with existing	
500N010/	communities?	
ECONOMY	15 % 11	LAMBER NI CHI III COM
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within 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?	4.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity. Site is adjacent
		to secondary school.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	741m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
Control	00110011	0.3km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	In the second Posts	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)
0	of site)?	00000
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		276m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		,
Distance for		G = 5km to 10km (4)
cycling to City		(.)
Centre		5.72km ACF from the centre of the site to
		St. Ives Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	> 555
	arr oxiding of	

Station	proposed train station?	13,310m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
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): SC169			
Consultation Reference numbers:			
Site name/address: Land south of Market Street & at Fenwillow Farm			

Map:



Site description: The site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.

Current use(s): Paddock, agricultural buildings and part of a larger arable field.

Proposed use(s): 30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))

Site size (ha): South Cambridgeshire: 1.09 ha.

Potential residential capacity: 0 dwellings

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?		
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		RED = Significant adverse impacts
	Odour, light noise		incapable of appropriate mitigation
	and vibration		
	problems if the site		Development will create significant negative
	is developed, as a		impacts to, or as a result of, the
	receptor or		development, incapable of adequate
	generator		mitigation - Immediately to the north is a
	(including		scrap yard but the hours of use etc. are
	compatibility with		unknown but in close proximity can be
	neighbouring		incompatible. It is unlikely that mitigation
	uses)?		measures on the proposed development
	,		site alone can provide an acceptable
			ambient noise environment. A sewage
			pumping station is located adjacent to north
			eastern corner of the site. Anglia Water tend
			to operate a cordon sanitare around
			pumping stations in order to minimise the
			risks of vibration, noise and odour impacting
			on new residents and approximately 1/5th of
			the site would be within the cordon sanitare
			and unsuitable for residential development.
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			a sind carjed to appropriate magazini
			The site is used for agriculture and may
			have contaminated land. Potential for minor
			benefits through remediation of minor
			contamination
Water	Will it protect and		GREEN = No impact / Capable of full
vvaloi	where possible		mitigation
	enhance the quality		
	I chinanice the quality		

	T		
	of the water environment?		Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	•		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation 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
Biodiversity	sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	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
Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	III THEAL !!!	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. A bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.
	TOWNSCAPE AND C	ULI UKAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of	landscape character, no satisfactory mitigation measures possible.
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The village is most visible at a distance from the east. The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north. It is in an area with views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village. At the east end of Market Square, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. Development would be contrary to the character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	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	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Conservation Area, Grade II Listed buildings and the Grade I Listed church to the north, and the historic core of the

	scheduled monuments)?		village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk The whole site is within Flood Zone 3 (or other form of flood risk incapable of
			appropriate mitigation).
HUMAN HEALT	TH AND WELL BEING	ì	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is
			standard requirements for open space
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		would apply. GREEN = <1km or onsite provision 0.2km ACF from centre of the site to
			Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 319m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		G = <400m
District or Local Centre	from the nearest District or Local centre?		244m ACF to The White Horse pub which is surrounded by a cluster of 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 1,388m ACF from centre of site to The Surgery, Swavsey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

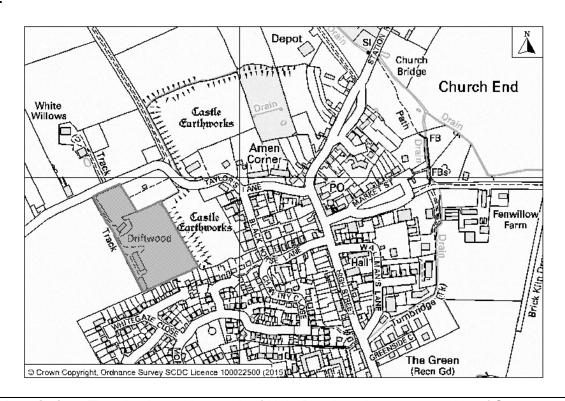
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Development would be a sector with the constant
	communities?	Development would be contrary to the open
		and informal character of this part of the
FCONOMY		village.
ECONOMY Deprivation	Does it address	 AMPED - Not within or adiagont to the 400/
Deprivation (Cambridge)	pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	ividitiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
9	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	5.9km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
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.

Education	in key community services and infrastructure, including communications infrastructure and broadband?	Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation RED = School capacity not sufficient,
Capacity	education capacity?	constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School Distance: Secondary	How far is the nearest primary school? How far is the nearest secondary	G = <400m 357m ACF from centre of site to Swavesey Primary School. G = Within 1km (or site large enough to provide new)
School	school?	0.8km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High 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) 231m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport		G = 21 to 30 minutes (4)

journey time to		23 Minutes from Swavesey to St. Ives.)
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.46km ACF from the centre of the site to
		St. Ives Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,365m ACF from centre of the site to
	station?	Huntingdon Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		proposed site does not appear to have a
		direct link to the adopted public highway.
		The Highways Agency comment that most
		of the sites identified within this group are
		small in-fills, closely associated with existing
		settlements. It is realistic to assume that a
		substantial proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being
		deliverable.
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): SC250	
Consultation Reference numbers:	
Site name/address: Driftwood Farm, Swavesey	

Мар:



Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site adjoins residential development to the south and a farm to the north with agricultural land. To the east is an area of grassland which is a nationally important archaeological site. To the north east lies allotments and a cemetery. To the west lies open agricultural land. The site comprises a mix of uses including residential to the north with a couple of small business units to the south west, the remainder of the land is predominantly open land. The site is well enclosed by hedgerows on all sides.

Note: the site adjoins site 71 to the west.

Current use(s): Mixed uses including residential and commercial.

Proposed use(s): 10 dwellings with potential for public open space

Site size (ha): South Cambridgeshire: 1.74 ha.

Potential residential capacity: 47 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Mixed use site including residential and
	developed	commercial - a small part of the site to the
	land?	south west is 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. Majority of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. 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) A small part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality 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
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. 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.
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. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	T 11 11 11 1	
	distinctiveness of landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.
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 landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.
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,	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 adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.

	T		
OLUMATE OLIA	registered parks and gardens and scheduled monuments)?		Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.
CLIMATE CHAI		1	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of
			the site is within Flood Zone 2.
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	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 205m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of 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 1,436m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

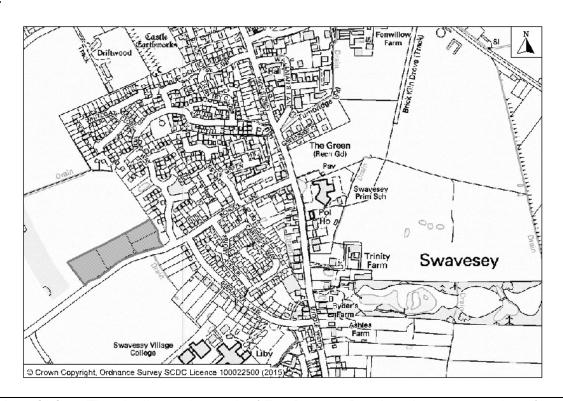
	facilities including health, education	proposed directly as a result of the development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The site is partly separated from the existing
		built-up area by a Scheduled Ancient
		Monument and forms part of the transition between built-up area and open
		countryside.
ECONOMY		Country side.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Gamanago)	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	
Chamain a	Cambridge?	CDEEN No effect on would compare the
Shopping	Will it protect the	GREEN = No effect or would support the vitality and viability of existing centres.
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
_	employment	5.9km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	

Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
' '	capacity?	mitigated.
	, ,	3
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	601m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.7km ACF from centre of site to Swavesey
		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 18
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		368m ACF from the centre of the site to the
		nearest bus stop.
	ì	L P = Hourly convice (2)
Frequency of Public		R = Hourly service (2)

Transport		
Public		G = 21 to 30 minutes (4)
transport		0 = 21 to 30 minutes (4)
journey time to		23 Minutes from Swavesey to St. Ives
City Centre		20 Milliatos Irolli Gwavosoy to ot. Ivos
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.96km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	12,809m ACF from centre of the site to
	station?	Huntingdon 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?	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
		proposed site does not appear to have a
		direct link to the adopted public highway. It
		is unlikely the access could be imprived
		without significant impact rural character
		and historic environment. The HIghways
		Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	AIVIDEN = NO IIIIPACIS
i aciiilies	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC287			
Consultation Reference numbers:			
Site name/address: Land adj to Fen Drayton Road Land adj to Fen Drayton Road			

Мар:



Site description: The site lies to the north of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east. To the north, south and west is open agricultural land. The site comprises a series of semi enclosed paddocks used for grazing. There are hedgerows to the road frontage and adjoining residential properties, but otherwise the site is exposed to views across the wider countryside, although there is an area that has recently been planted with saplings to the west.

Note: the site adjoins site 71 to the north and site 65 to the south.

Current use(s): Paddock

Proposed use(s): Approximately 50 dwellings

Site size (ha): South Cambridgeshire: 1.30 ha.

Potential residential capacity: 26 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.

		-
	to the loss of the	
	best and most	
	versatile	
.	agricultural land?	ODEEN ON A STATE OF THE STATE O
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	0 11 1 11 11 11 11 11
	reserves?	Small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
POLLUTION		impact.
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty:	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	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. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
207	the site?	ODEEN N
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Assumentions for a poster-library of the state of
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
PIODIVED SITY		Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Oiles	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts
	interest, and	
	geodiversity?	
	1 30000.0	

	T		
	(Including		
	International and		
	locally designated		
D: 11 ':	sites)		AMBED B
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		
TPO	infrastructure)?		CDEEN Site does not contain or adjain
IPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
Green	(TPO)? Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastiuctuie	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiaoti dotaro.		that appropriate design and mitigation
			measures would be achieved through the
			development process. A bridleway lies
			approximately 615m to the west.
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) - The site is very open and rural
			in character and development on this site
			would be very large scale and harmful to the
			character of the village. It would constitute
			back land development, poorly related to
			the existing built-up part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on
·	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		<u>.</u>

	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAN			
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables	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
	│ TH AND WELL BEING	<u> </u>	cannot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 324m ACF from centre of the site to land east of Moat Way, Swavesey.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

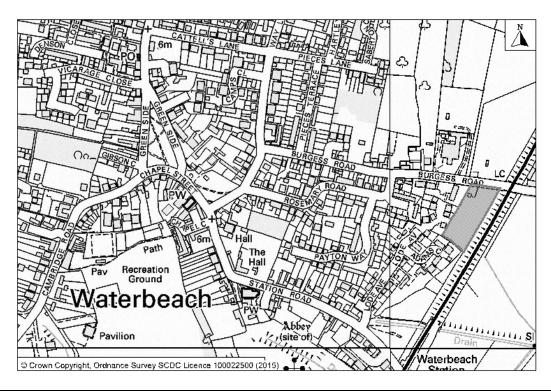
	· · · · · · · · · · · · · · · · · · ·	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	606m ACF to The White Horse pub which is
	centre?	surrounded by a cluster of other services
		and facilities 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	994m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiiles		replacement / appropriate mitigation
	engagement in	possible
	community activities?	possible
	activities?	No facilities lost, and no new facilities
		,
		proposed directly as a result of the
Into avotion	Llow wall would 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?	Development would constitute back land
		development, poorly related to the existing
FOOLION		built-up part of the village.
ECONOMY	D 9 11	AMPED National Process (2004)
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 hierarchy,		vitality and viability of existing centres.			
	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.			
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.4km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)			
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development			
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.			
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.			
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 507m ACF from centre of site to Swavesey Primary School.			
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.3km ACF from centre of site to Sawston Village College.			
TRANSPORT	TRANSPORT					
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of			

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
HQPT	Is there High Quality Public Transport (at edge of site)?	facilities/school. Poor quality off road path. 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) 455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre		G = 5km to 10km (4) 5.20km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 12,926m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
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): SC001				
Consultation Reference numbers: 51 (I&O 2012)				
Site name/address: Land off Lode Avenue, Waterbeach				

Мар:



Site description: This small site is situated between the built edge of the village and the railway line, to the south of Burgess Road on the eastern edge of Waterbeach. The site is screened to Burgess Road and the residential boundaries with hedgerow. The eastern boundary to the railway line, which is on a slight embankment, has patchy hedgerow. The site is paddock land and there is a small area with garages, sheds and caravans in a fenced off area in the north west corner of the site.

Note: site 019 lies across Burgess Road to the north.

Current use(s): Paddock

Proposed use(s): 10 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

· · ·	T	
Land	development lead to the loss of the best and most versatile	affect grade 1 and 2 land.
Minorolo	agricultural land?	CDEEN. Cita is not within an allocated or
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral reserves?	A small part of the site is within an area
	reserves:	designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
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.
00040	1 4 9 912	ODEEN 4 000 / AOMA M/4
AQMA	Is the site within or	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
- Gridiani	Odour, light noise	adequate mitigation.
	and vibration	3
	problems if the site	Development should be compatible with
	is developed, as a	neighbouring uses. The east of the site is
	receptor or	bounded by an operational railway line. The
	generator	impact of existing noise / vibration on any
	(including	future residential in this area is a material
	compatibility with	consideration. However it is likely that such
	neighbouring	railway noise and vibration transport
	uses)?	sources can be abated to an acceptable level with careful noise mitigation. Mitigation
		may require land take, and this is already a
		very small site. It may reduce the available
		site below the threshold.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site has agricultural
		buildings, in the north, and may have contaminated land. Potential for minor
		benefits through remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that

	environment?	appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
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 reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,
	and access เบ	redutat impact (existing realures 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. A footpath runs
			adjacent to the eastern boundary on the
			•
			opposite site of the railway line, but this is a
			very small site and unlikely to improve
			access for many.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraotor:		To the east the village edge comprises
			ŭ i
			enclosed fields and paddocks, with well
			used footpaths to the banks of the River
			Cam. The site is a paddock to the rear of a
			number of residential properties, enclosed
			by hedgerow and trees, which creates a soft
			edge to the village. The site is bordered by
			railway line to the east on a slight
			embankment but the presence of the
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it.
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		The site is a paddock to the rear of a
	appropriate design		number of residential properties, enclosed
	and scale of		by hedgerow and trees, which creates a soft
	development?		edge to the village. Development in this
			location would create an area of backland
			development which would not relate well to
Green Belt	What effect would		the existing built form.
Green belt			AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		The site is included in the Green Belt in the
	purposes?		Submission Local Plan.
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
	· 1		impacts capable of appropriate illitigation
	archaeological, or		Minor Negative Impact on historia Assets
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) -
	conservation		Adverse effect on the setting of a Grade II

	areas, listed buildings, registered parks and gardens and scheduled monuments)?		Listed Building due to loss of significant green edge for village on approach from riverside. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located to the east of the historic village core and to the north east of the site of nationally important Waterbeach Abbey (SAM52). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zone 2, drainage issues capable of being appropriately addressed. Approximately half the site, on the eastern side, is within Flood Zone 2.
HUMAN HEAL	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 Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.6km ACF from centre of the site to Waterbeach Recreation Ground
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space for children and teenagers?		622m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the		AMBER = No Impact
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance:	How far is the site		A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?		563m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
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 service?	714m ACF from centre of site to Rosalind Franklin House
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 health, education	proposed directly as a result of the development.
	and leisure (shops,	историнени.
	post offices, pubs	
	etc?)	
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to
raciiilles	engagement in	the loss of any community facilities or replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the development.
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	Communics:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Employeeset	local centres?	AMPED 1.2km
Employment - Accessibility	How far is the nearest main	AMBER = 1-3km
, 1000001D1111ty	employment	3.0km ACF from centre of site to South

	centre?	Cambridgeshire 007D (Marshalls - North of
Empleyment	Mould	Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development
	employment land?	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	646m ACF from centre of site to Waterbeach Community Primary School
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	5.4km ACF from centre of site to Cottenham Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria Total score of 14.

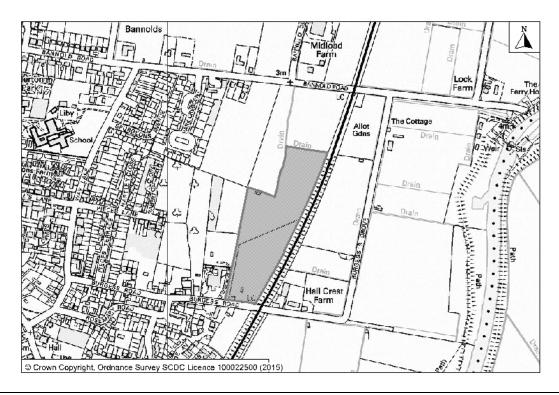
		1
Distance: bus		G = Within 600m (4)
stop / rail		
station		275m ACF from the centre of the site to the
		nearest bus stop (196 service).
		599m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		
Transport		196 service - less than hourly.
-		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		196 service - 44 Minutes from Waterbeach
City Centre		to Cambridge.
Oity Contro		to camenage.
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
		G = SKIII (O TOKIII (4))
cycling to City		8.56km ACF from the centre of the site to
Centre		
Distance	Harris to the elte	Cambridge Market.
Distance:	How far is the site	G = <400m
Railway	from an existing or	
Station	proposed train	306m ACF from centre of the site to
	station?	Waterbeach Station
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		proposed site does not appear to have a
		direct link to the adopted public highway.
		The promoter makes reference to a ransom
		strip to be negotiated by the developer. If
		this would provide the necessary connection
		of the site to the public highway then access
		at the closest point to the western boundary
		would be acceptable, subject to design. On
		the whole, the in-fill sites are less likely to
		present an unacceptable pressure on the
		A14 given the majority of travel demand will
		-
		be focused on Cambridge and credible alternatives to car travel could be available.
Non Car	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
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), CC010	

Site reference number(s): SC019
Consultation Reference numbers:

Site name/address: Land adj to 35 Burgess Road, Waterbeach

Map:



Site description: This site is situated alongside the railway line, to the north of Burgess Road on the eastern edge of Waterbeach. The site is situated close to the village framework at the Burgess Road frontage, but beyond the boundary of adjoining property, the land becomes isolated from the built part of the village, by over 200m at the widest point.

The site is hedged to Burgess Road and alongside the track on the western boundary. The eastern boundary to the railway line, which is on a slight embankment, has patchy hedgerow. The paddock is sub-divided into fields being used for grazing horses and the land closest to Burgess Road has a couple of stables.

Note: the site is 10m to the east of the village framework. Site 001 lies across Burgess Road to the south.

Current use(s): Paddock

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 4.00 ha.

Potential residential capacity: 30 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but approximately 1/3 of the site, in the
	agricultural land?	north eastern corner, is Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
		A lorge properties of the cite is within an
	reserves?	A large proportion of the site is within an
		area designated in the Minerals and Waste
		LDF but development would not have a
		negative impact.
POLLUTION		
Air Quality	Would the	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.
	or an quanty.	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA		A14
	near to an AQMA,	A14
	the M11 or the	
	A14?	11/25
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development should be compatible with
	is developed, as a	neighbouring uses. The east of the site is
	receptor or	bounded by an operational railway line. The
	generator	impact of existing noise / vibration on any
	(including	future residential in this area is a material
	compatibility with	consideration - it is likely that such railway
	neighbouring	noise and vibration transport sources can
	uses)?	be abated to an acceptable level with
	u3C3):	careful noise mitigation. Some minor to
		· · · · · · · · · · · · · · · · · · ·
		moderate additional off-site road traffic
		noise generation on existing residential due
		to development related car movements but
		dependent on location of site entrance. Hall
		Crest Farm & Workshop in close proximity
		to the east - possible noise and malodour as
		proposals would be closer than existing
		residential, but no history of complaints.
		Minor to moderate adverse noise / odour
		risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Jonanniadon	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	נווכ אוכי!	
		proposed development (potential to achieve

		benefits subject to appropriate mitigation)
Water	Will it protect and	A small part of the site has agricultural buildings, in the south, and may have contaminated land. Potential for minor benefits through remediation of minor contamination. GREEN = No impact / Capable of full
	where possible enhance the quality of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY	7	concern of the Board.
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). AMBER = Development would have a
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.

TDO	Ana thana to		ODEEN Cite does not contain an all !
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		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure.
	and green spaces,		Neutral impact (existing features retained,
	through delivery of		or appropriate mitigation possible).
	and access to		
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs to the
			south east on the opposite site of the
			railway line and it may be possible to
	TOWNSOADE AND O		provide a link to this.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the		AMBER = negative impact on landscape character, incapable of mitigation.
	diversity and		character, incapable of fillingation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaractor.		To the east the village edge comprises
			enclosed fields and paddocks, with well
			used footpaths to the banks of the River
			Cam. The site is located in an area with an
			irregular boundary with occasional
			hedgerows and woodland / paddocks
			abutting low density housing provides a soft
			edge and rural setting for the village. This
			part of Waterbeach is characterised by
			woodland and paddocks. The presence of
			the railway line to the east does not mean
			that the village should automatically expand
-	NAPIL 16 1 1 1 1		outwards towards it.
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		To the east the village edge comprises
	appropriate design		enclosed fields and paddocks, with well
	and scale of		used footpaths to the banks of the River
	development?		Cam. The site is located in an area with an
			irregular boundary with occasional
			hedgerows and woodland / paddocks
			abutting low density housing provides a soft
			edge and rural setting for the village.
			Development in this location would create
			an area of backland development which

	1	
		would not relate well to the existing built form. This site is situated alongside the railway line, and does not relate well to the built part of the village except at the Burgess Road frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Adverse effecton the setting of a Grade II Listed Building due to loss of significant green edge for village on approach from riverside. 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?	RED = Flood Zone 3 / high risk
		Flood Zones 2 and 3 (or other form of flood risk incapable of appropriate mitigation) - approximately 2/3 of the site is within Flood Zones 2 & 3.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.8km ACF from centre of the site to

		Waterbeach Recreation Ground.
Distance: Play	How far is the	
Distance: Play Facilities	nearest play space	AMBER = 400 -800m
raciiilles	for children and	789m ACF from centre of the site to
		Waterbeach Recreation Ground.
Cupou	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
		A = 400 - 600m
District or	from the nearest	COOm from the control of the city to a naint
Local Centre	District or Local	683m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
D'-1	I lavo famila (la a alta	clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
51.	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	540 4054
	centre or GP	548m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	OBEEN B. I. III III III
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	N C 992 1 () C 992
		No facilities lost, and no new facilities
		proposed directly as a result of the
loto anatian	Henry well was also 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	
FOONOIS!	communities?	
ECONOMY	Dana Wasalah	AMDED Naturalism and the 11 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	1	
	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,	Development would have no effect on
	supporting the	vitality or viability of existing centres. The
	vitality and viability	indicator is likely to apply particularly to sites
	of Cambridge,	which include retail, offices, or leisure uses.
	town, district and	
	local centres?	252
Employment -	How far is the	RED = >3km
Accessibility	nearest main	3.3km ACF from centre of site to South
	employment centre?	Cambridgeshire 007D (Marshalls - North of
	Ceritie :	Newmarket Road)
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	Dayalanment can use existing conscitution
	infrastructure,	Development can use existing capacity in utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
	1 1 11 11	require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	595m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	E Alem ACE from control of site to Cottonbar
School	school?	5.4km ACF from centre of site to Cottenham Village College.
TRANSPORT	1	village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	1, 20 01 0,010	in the system of providence of a cycle faile

	routes are accessible near to the site?	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 13
Distance: bus stop / rail station		A = Within 800m (3) 545m ACF from the centre of the site to the nearest bus stop (196 service). 697m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport		A = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	A = 400 - 800m 582m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing for this number of dwellings and would recommend that the Local Planning Authority contact Rail Track before

		progressing this site. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	