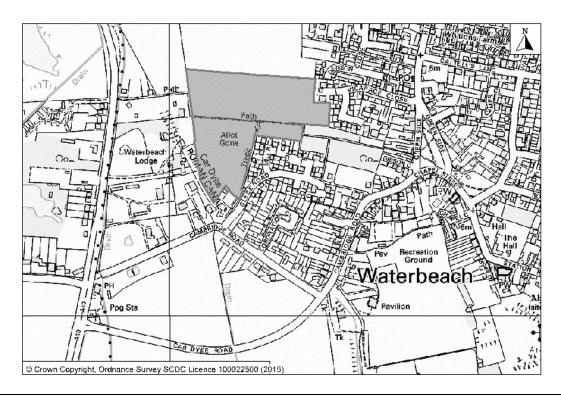
Site Information	
Development Sequence	Minor Rural Centre
0:1 (-) 00040	

Site reference number(s): SC043 Consultation Reference numbers:

Site name/address: Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)

Мар:



Site description: The site is located to the north of Glebe Road on the western edge of Waterbeach. The site adjoins residential development to the south and along part of the eastern boundary, with open countryside to the north. To the west is low density development set in large grounds. An area of pasture lies to the west of the site. The land is largely pasture and allotments close to the edge of the village, although the northern part of the site is open arable land.

Note: the site adjoins site 142 to the east.

Current use(s): Agricultural, pasture and allotments

Proposed use(s): 216 dwellings with allotments

Site size (ha): South Cambridgeshire: 5.35 ha.

Potential residential capacity: 120 dwellings (30 dph)

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

A:	Manda	AMPED Miner less of grade 4 and 0 lend
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	Minor loss of boot and most varietile
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
N 4:	agricultural land?	CDEEN Cita is not within an allocated on
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	M/ I -I (I	ODEEN Mississal as issued as decad
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development well-shirts immediate on sin
	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	CDEEN - 1.000m of on ACMA MA44
AQIVIA		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dallestian	A14?	ANADED Advance imports concluded
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development about the compatible with
	problems if the site	Development should be compatible with
	is developed, as a	neighbouring uses. The A10 lies close to the east and traffic noise will need
	receptor or	
	generator	assessment but residential use is likely to
	(including	be acceptable with careful noise mitigation. Some minor to moderate additional off-site
	compatibility with	
	neighbouring	road traffic noise generation on existing
	uses)?	residential due to development related car
		movements but dependent on location of
Contomination	la thara maaibla	site entrance.
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 is used as alletments
		A small part of the site is used as allotments
		and may have contaminated land. Potential
		for minor benefits through remediation of
Motor	Mill it protect and	minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Assumptions for a partial insurant and the
	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). There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.
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 There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.
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 to the

		couth cost on the annualte site of the
		south east on the opposite site of the railway line and it may be possible to
		provide a link to this.
I VNDSCVDE	TOWNSCAPE AND C	ULTURAL HERITAGE
Landscape	Will it maintain and	AMBER = negative impact on landscape
Landsdape	enhance the	character, incapable of mitigation.
	diversity and distinctiveness of landscape character?	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside around this site. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and
	Will it maintain and	the countryside beyond, and retains the rural character of the local footpaths. Appeal inspectors considering development on adjoining land to the west felt the introduction of development would be harmful to the rural attributes.
Townscape	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the site boundaries. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important
		amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and forms part of the setting of the Conservation Area and Listed Buildings. Appeal inspectors considering development on adjoining land to the west felt the introduction of development would be harmful to the rural attributes.
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,	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

	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	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. To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the site boundaries. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and forms part of the setting of the Conservation Area and 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		
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
	FILAND WELL DEING	
	TH AND WELL BEING	CDEEN Assumes minimum on site
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	How far is the nearest outdoor	GREEN = <1km or onsite provision
Facilities	sports facilities?	0.5km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 -800m 450m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A = 400 - 800m 461m from the centre of the site to a point along Chapel Street. Services and facilities

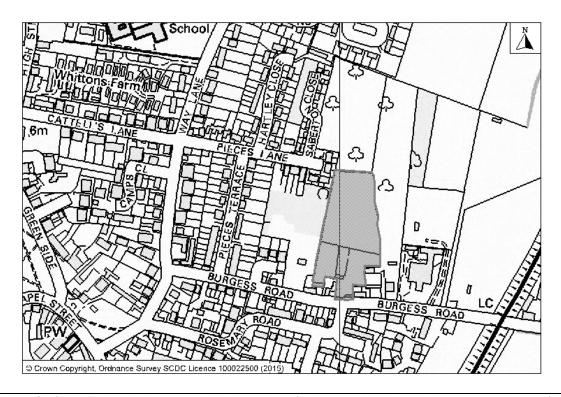
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	IX = 2000III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	896m ACF from centre of site to Rosalind
	service?	Franklin House
Kov Local		AMBER = No impact on facilities (or
Key Local Facilities	Will it improve	satisfactory mitigation proposed).
racillues	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	-	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	•
racilities		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
Integration	How well would the	development.
Integration with Existing		AMBER = Adequate scope for integration
Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY	Communices:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	1	
	and employment deprivation	Cambridge according to the Index of Multiple Deprivation 2010.
	particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Trianty and viability of chisting 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?	windi indiade retail, dilices, di leisure uses.
Employment	How far is the	RED = >3km
Employment -		VED = >9KIII
Accessibility	nearest main	

	employment	3.6km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Constant on t	Mould	
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?	CDEEN Eviating infractive title has
Otilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
		Sumcient
	in key community services and	Dayalanment can use existing canceity in
		Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including communications	insufficient spare mains water capacity 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
	י אוטמטטמווע:	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	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	71 100 000111
School	school?	626m ACF from centre of site to
0000.	3333	Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.4km ACF from centre of site to Cottenham
		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	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 oritoria halass	<u> </u>
Dietones: hus	four criteria below.	C Within 600m (4)
Distance: bus	ļ	G = Within 600m (4)
stop / rail station		400m ACE from the centre of the cite to the
Station	ļ	409m ACF from the centre of the site to the
Fraguenay of		nearest bus stop.
Frequency of	ļ	R = Hourly service (2)
Public		
Transport		0 04 (5 00 55 55 55 74)
Public	ļ	G = 21 to 30 minutes (4)
transport		OF Minutes from Waterbasel to Cambridge
journey time to		25 Minutes from Waterbeach to Cambridge.
City Centre		0 51 (401 (4)
Distance for		G = 5km to 10km (4)
cycling to City		0.451 4.05 () () () ()
Centre		8.15km ACF from the centre of the site to
D: /		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.000 4.05 () (1) 11 11
Station	proposed train	1,030m ACF from centre of the site to
A	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	Min an area (har affecta in an abla af
	available capacity?	Minor negative effects incapable of
	ļ	mitigation. Access constraints - The
		Highway Authority has concerns in
	ļ	relationship to the provision of suitable inter
	ļ	vehicle visibility splay for this site. The
		access link to the public highway is
	ļ	unsuitable to serve the number of units that
	ļ	are being proposed. On the whole, the in-fill
	ļ	sites are less likely to present an
	ļ	unacceptable pressure on the A14 given the
		majority of travel demand will be focused on
		Cambridge and credible alternatives to car
	NAPH S	travel could be available.
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): SC090	
Consultation Reference numbers:	
Site name/address: Burgess Road, Waterbeach	

Мар:



Site description: The site is located to the north of Burgess Road, on the eastern edge of Waterbeach. The northern part of the site only partly adjoins the edge of the village and is rough grassland, enclosed by trees. The southern part of the site is more enclosed rough ground and storage buildings, close to the rear of residential properties on Burgess Road. Open countryside lies to the east, up to the railway line.

Note: the northern part of the site is also considered as part of site 190. The site adjoins site 91 to the north.

Current use(s): Pasture and storage buildings.

Proposed use(s): 27 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.14 ha.

Potential residential capacity: 19 dwellings (30 dph)

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

Land	Laborato de la companya de la compan	-#t
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. 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?	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 has agricultural buildings, in the south, 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). 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). There are protected trees are situated approximately 55m to
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 Protected trees are situated approximately 55m to the west of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to provide a link to this.

LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		, ,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The built up edge of Waterbeach is clearly
			defined to the west of the site. The site,
			particularly the northern part of the site,
			does not relate well to the village but to the
			treed land that opens out to the east onto
			the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
-	1471114		of this part of the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogative Import (development
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including through		negative impacts incapable of mitigation) - The built up edge of Waterbeach is clearly
	appropriate design		defined to the west of the site. The site,
	and scale of		particularly the northern part of the site,
	development?		does not relate well to the village but to the
	dovolopinont.		treed land that opens out to the east onto
			the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
			of this part of the village.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
11 %	purposes?		DED ON THE PROPERTY OF THE PRO
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 cultural interest		mitigation.
			Significant Negative Impact on historia
	(including conservation		Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)
	areas, listed		- The site is located to the east of the
	buildings,		historic village core and to the north of the
	pullulings,		motoric village core and to the north of the

	registered parks and gardens and scheduled monuments)?	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. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. 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
HUMAN HEALT	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 -800m 536m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A = 400 - 800m 430m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
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 509m ACF from centre of site to Rosalind Franklin House

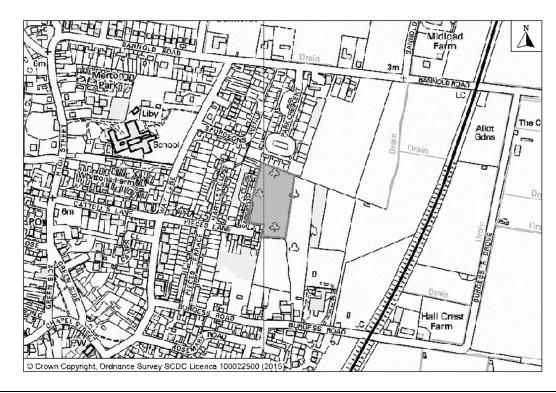
Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubset?)			
of key local services and facilities including health, education and leisure (shops, post offices, pubsect?) Community Facilities and enable engagement in community activities? Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities The well would the development on the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Cambridge) Does it address pockets of income and employment deprived and Rings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Land Would development result in the loss of employment tends or development result in the loss of employment tends or development would have no effect on vitality or viability of existing centres. The	Key Local		AMBER = No impact on facilities (or
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Integration with Existing Communities Integration (Cambridge) Does it address prokets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping Shopping Of key local services and racilities including health, education is for employment and many lacelities 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. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of 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. Shopping Will it protect the shopping with in development in deprived wards of Cambridge? Shopping Will it protect the shopping with in the loss of employment exit in the loss of employment tesult in the loss of employment tesult in the loss of employment tesult in the loss of employment the vitality and viability of existing centres. The			
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or deliver new vitality or viability of existing centres. The			Development would have no effect on
employment land? Indicator is likely to apply particularly to sites		employment land?	indicator is likely to apply particularly to sites

	1	which include retail offices or loigure uses
Utilities	Will it improve the	which include retail, offices, or leisure uses. GREEN = Existing infrastructure likely to be
Juliu c s	level of investment	sufficient.
	in key community	Sumolent.
	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
	broadbarid:	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
		roquire invocaigation and possibly magation.
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	404 AOF (name assistant of alterta
School	school?	431m ACF from centre of site to
Distance	How far is the	Waterbeach Community Primary School. R = Greater than 3km
Distance: Secondary	nearest secondary	R = Greater than 3km
School	school?	5.2km ACF from centre of site to Cottenham
OCHOOL	3011001:	Village College.
TRANSPORT	<u>l</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)
Cuatain - l-1-	of site)?	AMPED Cooks 40 44 frame 4 antiquia la lace
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total score of 14
Score (SCDC)	been developed to consider access to	TOTAL SCOTE OF 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		` ′
station		375m ACF from the centre of the site to the
		nearest bus stop (196 service).
		462m ACF from the centre of the site to the

	T	(1 (0 :)
		nearest bus stop (9 service).
Frequency of Public		A = Hourly service (2)
Transport		196 service - less than hourly.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge.
		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre Centre		8.62km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train station?	466m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
A00033	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 access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed, due to the close proximity of Payton Way. 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?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC091	
Consultation Reference numbers:	

Мар:



Site description: Road and north of Burgess Road, on the eastern edge of Waterbeach. The site is bounded on three sides; to the north, west and part of the south by housing and is heavily treed. Open countryside lies to the east, up to the railway line.

Note: the site is considered as part of larger site 190. It also adjoins site 90 to the south.

Current use(s): Woodland

Proposed use(s): 26 dwellings with public open space

Site name/address: Saberton Close, Waterbeach

Site size (ha): South Cambridgeshire: 1.08 ha.

Potential residential capacity: 12 dwellings (30 dph)

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

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Millerais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	16361763 :	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
, tolini	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 minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
107	the site?	000000000000000000000000000000000000000
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development commettel continue tale become
	of the water	Development compatible with neighbouring
	environment?	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.
BIODIVERSITY	<u> </u>	iocation of site entrance.
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Jilos	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	No impact on protected sites and species
	geodiversity?	(or impacts could be mitigated). There are
	(Including	protected trees situated approximately 80m
	International and	to the south west of the site.
	locally designated	to the south west of the site.
	sites)	
	Jilo3)	

- ·	1,,,		
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		The site is in a substantial area of woodland
	Plan targets, and		and grassland which may result in some
	maintain		habitat loss.
	connectivity		Tiabliat 18881
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		any prototica ti ses
	by a Tree		Protected trees are situated approximately
	Preservation Order		80m to the south west of the site.
	(TPO)?		Oom to the South West of the Site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		• • • • • • • • • • • • • • • • • • • •
Illiastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (existing feetures retained
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible).
	Illiastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs to the
			south east on the opposite site of the
			railway line and it may be possible to
LANDCOADE	TOWNSCADE AND O	III TUDAL '''	provide a link to this.
	TOWNSCAPE AND C	UL I UKAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Miner Negative James (Development
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The built up edge of Waterbeach is clearly
			defined to the west of the site. The site,
			particularly the northern part of the site,
			does not relate well to the village but to the
			treed land that opens out to the east onto
			the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
			of this 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?	AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
CLIMATE CHAN	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 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. Site forms an important part of the setting of a Grade II Listed and adverse impact due to loss of wooded and open green backdrop and streetscape. 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.
Renewables	Will it support the use of renewable	AMBER = Standard requirements for renewables would apply
Flood Risk	energy resources? Is site at flood risk?	GREEN = Flood Zone 1 / low risk

ΗΙΙΜΑΝ ΗΕΔΙ Ί	TH AND WELL BEING	•	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Орен орасс	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		provided drisite
	•		
D: (space?		ODEEN 41 ''
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.7km 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		606m ACF from centre of the site to land
	teenagers?		north of Levitt Lane, Waterbeach
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		A = 400 - 800m
			A = 400 - 600111
District or	from the nearest		400m from the control of the city to a maint
Local Centre	District or Local		482m from the centre of the site to a point
	centre?		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		G = <400m
Service	nearest health		
	centre or GP		350m 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).
1 dominos	of key local		canciacion innaganon propossaji
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		dovolopinont.
	, , ,		
	post offices, pubs		
Compression:	etc?)		CDEEN Davidson and would net be all
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		3
2 2			1

	with existing	
	with existing communities?	
ECONOMY	Communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(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.
	Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
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 Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. 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	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the	G = <400m

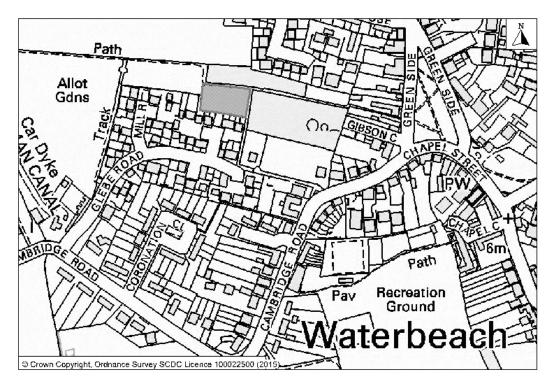
During our :	naanat naimaan	
Primary School	nearest primary school?	336m ACF from centre of site to
SCHOOL	SCHOOL	
Distance	How far is the	Waterbeach Community Primary School. R = Greater than 3km
Distance:		R = Greater than 3km
Secondary	nearest secondary	E Olive A OF frame agenting of site to Cotton have
School	school?	5.2km ACF from centre of site to Cottenham
TDANCDODT		Village College.
TRANSPORT	M/le at the anala	DED. No soulle a manifelia a sur a soule land
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	lo though Limb	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	AMBLIX - Score 10-14 Horri 4 criteria below
Score (SCDC)	been developed to	Total score of 14
00010 (0000)	consider access to	10141 30010 01 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		` ,
station		440m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		25 Minutes from Waterbeach to Cambridge.
City Centre		0 51 (401 (4)
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.75km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	7 100 000111
Station	proposed train	630m ACF from centre of the site to
3.0	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	Ŭ
	available capacity?	Minor negative effects incapable of
	. ,	mitigation. Access constraints - The access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed. 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?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC142	
Consultation Reference numbers:	

Site name/address: Land north of Poorsfield Road, Waterbeach

Мар:



Site description: The site is located to the north of Poorsfield Road on the western edge of Waterbeach. It is a rectangular site, adjoining residential to the south and countryside on the other three sides. The land is wooded, adjacent to pasture to the east and open arable land to the west.

Note: The site is adjacent to site 270 to the east and site 43 to the west.

Current use(s): Pasture (former orchard)

Proposed use(s): Residential development

(note: the site does not meet the size threshold, however it adjoins other sites and therefore the assessment of this site is conditional on an adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 0.2 ha.

Potential residential capacity: 5 dwellings (30 dph)

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

	<u> </u>	
	best and most versatile agricultural land?	agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Whole site within an area designated in the Minerals and Waste LDF but development
50111171011		would not have a negative impact.
POLLUTION Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the sites result in an	impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). 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

	1	I	
DIODIVED SIT			consent of the Board.
BIODIVERSITY			LODEEN David Communication
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There is a
	(Including		protected Ash tree situated in rear garden of
	International and		43 Vicarage Close, approximately 44m to
	locally designated		the north east.
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		There is a protected Ash tree situated in
	Preservation Order		rear garden of 43 Vicarage Close,
	(TPO)?		approximately 44m to the north east.
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. Footpaths run along
			the northern and eastern boundaries of the
			site and it should be possible to provide a
I ANDCOADE	TOWNSOADE AND O	III TUDA: :::	link to these.
	TOWNSCAPE AND C	UL I URAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Miner Name Cont. 1 (7)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor

	character?	negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi- rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
Townscape	Will it maintain and enhance the diversity and	AMBER = negative impact on townscape character, incapable of mitigation.
	distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
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	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms part of the setting of the Conservation Area and there are three Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. However, it may be

		possible to develop part of the site if it were reduced in size and additional landscape screening eastern edge. 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.
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 space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
How far is the		GREEN = <1km or onsite provision
nearest outdoor sports facilities?		0.4km ACF from centre of the site to Waterbeach Recreation Ground.
How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 274m ACF from centre of the site to Watebeach Recreation Ground.
Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact No effect on pitch or plot provision.
How far is the site from the nearest District or Local centre?		G = <400m 272m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
How far is the site from edge of defined Cambridge City Centre?		R = >800m
How far is the nearest health centre or GP service?		A = 400 - 800m 780m ACF from centre of site to Rosalind Franklin House
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 proposed directly as a result of the
	energy resources? Is site at flood risk? H AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest play space for children and teenagers? Will it improve quality and range of key local	Will it support the use of renewable energy resources? Is site at flood risk? H AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service? Will it improve quality and range of key local services and

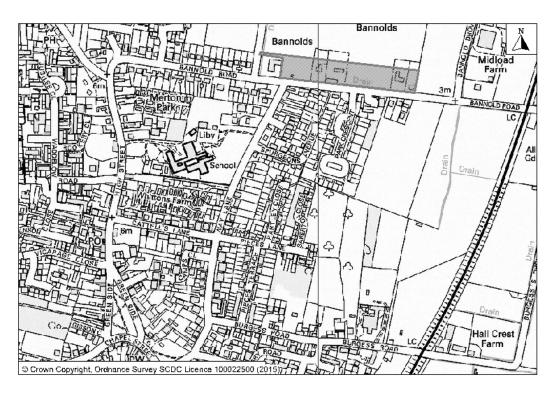
T-		
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
1.4.4		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 Deprivation	Does it address	AMRER - Not within or adiagont to the 400/
(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	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.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.4km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
Family	10/ I - I	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	
Utilities	employment land?	CDEEN - Eviating infrastructure likely to be
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
		Sumoent
	in key community services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	iiiiasiiuoture,	aunitos initastractare. 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
	broadbarid?	
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	containe can be appropriately imagated
	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?	499m ACF from centre of site to
0011001	GOLIGOL.	Waterbeach Community Primary School.
Distance	l lavo famia da a	, ,
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Houles	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)?	and the control of th
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	ONLEN = Score 13-19 Horn 4 Chieria below
Transport		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	Todi ontona bolow.	GG - Within 400m (6)
		GG = Within 400m (6)
stop / rail		000 105 (1
station		222m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		9 service - Hourly service.
Transport		,
Public	-	G = 21 to 30 minutes (4)
		0 - 21 to 30 minutes (4)
transport		lo control de la
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		

Centre		8.21km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station? Will it provide safe	R = >800m 847m ACF from centre of the site to Waterbeach Station. AMBER = Insufficient capacity / access.
	access to the highway network, where there is available capacity?	Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. 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 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): SC155	
Consultation Reference numbers: 50 (I&O 2	2012), H9 (I&O 2013 part 2)

Site name/address: North side of Bannold Road, Waterbeach **Map:**



Site description: The site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is a mixture of residential and agricultural land fronting Bannold Road, situated in an area of relatively open land between the edge of the village to the south and the Barracks to the north.

Note: the site adjoins site 206 to the east.

Current use(s): Residential and agricultural

Proposed use(s): 23 dwellings

Site size (ha): South Cambridgeshire: 1.43 ha.

Potential residential capacity: 29 dwellings (30 dph)

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

	T .	
	best and most versatile agricultural land?	agricultural land (Grades 1 and 2) - a very small part of this small site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	A very small part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		Impact
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring
	is developed, as a receptor or generator (including compatibility with neighbouring	uses. 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.
O and a series of inse	uses)?	AMPED O'the specific live o'this are a live and the
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 has agricultural buildings on it and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	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

<u> </u>			
			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		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). There is a group of protected trees located 20m to the south west.
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees A group of protected trees are located 20m to the south west.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<u> </u>	TOWNSCAPE AND C	ULTURAL HE	
Landscape	Will it maintain and		AMBER = negative impact on landscape

	1	
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) -
		The site is located in a relatively open area
		separating the village from the Barracks to
		the north. It is in residential and agricultural
		use with mature trees along Bannold Road.
		Bannold Road has sporadic development
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		the rural separation area between
		Waterbeach and the Barracks.
Townscape	Will it maintain and	AMBER = negative impact on townscape
Townscape	enhance the	character, incapable of mitigation.
	diversity and	character, incapable of miligation.
	distinctiveness of	Minor Negative Impact (development
		Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is located in a relatively open area
	appropriate design	separating the village from the Barracks to
	and scale of	the north. It is in residential and agricultural
	development?	use with mature trees along Bannold Road.
		Bannold Road has sporadic development
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		the rural separation area between
		Waterbeach and the Barracks.
Green Belt	What effect would	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	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). The
	(including	tower of St John's Church provides a
	conservation	distinctive landmark within Waterbeach,
	areas, listed	being visible from many viewpoints to the
I	areae, netea	
	buildings,	east and south of the village.
	1	

<u> </u>	<u> </u>	T	[
	scheduled		impact is that it is likely appropriate
	monuments)?		mitigation can be achieved through the
OLIMATE OLIA	NOF		development process.
CLIMATE CHA			ANDED Of and and an arrive and a few
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
EL LD: L	energy resources?		ODEEN EL 17 A/L : L
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
Distance:	How far is the		would apply. GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GREEN = < TKIII OF OFISILE PROVISION
Facilities	sports facilities?		1.0km ACF from centre of the site to
raciiilles	sports racilities?		Waterbeach Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		GIVEEN = \$40011 of offsite provision
1 dominos	for children and		395m ACF from centre of the site to land
	teenagers?		north of Levitt Lane, Waterbeach
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 (WBERT = 140 III) paot
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The street on process of process of
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		713m from the centre of the site to a point
	centre?		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		G = <400m
Service	nearest health		
	centre or GP		143m ACF from centre of site to Rosalind
17 1 .	service?		Franklin House
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		Nie feelikies laat oorder ook (* 200
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.

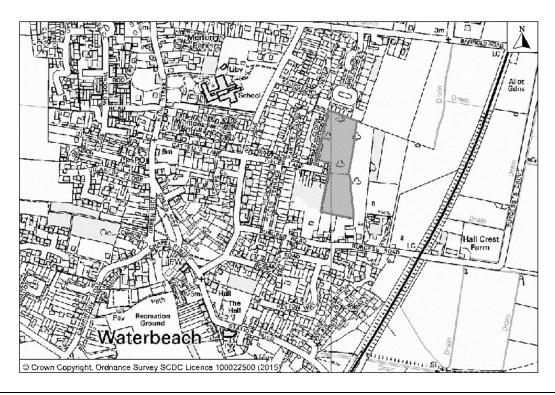
-		
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	possible
	activities!	No facilities lost, and no new facilities
		· ·
		proposed directly as a result of the
1 ((111 11 1111	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing centres.
	•	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	555
Employment -	How far is the	RED = >3km
Accessibility	nearest main	0.71 4054 0 4
	employment	3.7km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		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	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
		1

	communications infrastructure and broadband?	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: Primary School	How far is the nearest primary school?	G = <400m 386m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?	R = Greater than 3km 5.1km ACF from centre of site to Cottenham 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) 175m ACF from the centre of the site to the nearest bus stop (196 service). 539m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport		R = Hourly service (2) 196 service - less than hourly.
		9 service - Hourly service.

Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge
		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.03km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	943m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
_	where there is available capacity?	No capacity constraints identified, safe access can be achieved. 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 Facilities	Will it make the transport network	AMBER = No impacts
1 dollings	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): SC190		
Consultation Reference numbers:		
Site name/address: Land adjacent to Pieces Lane, Waterbeach		

Мар:



Site description: The site is located to the south of Bannold Road and north of Burgess Road, on the eastern edge of Waterbeach. The northern part of the site is bounded on three sides; to the north, west and part of the south by housing and is heavily treed. The southern part of the site is more exposed, only partly adjoining the edge of the village and is rough grassland, enclosed by trees. Open countryside lies to the east, up to the railway line.

Note: the northern part of the site is also considered as site 91. The southern part of the site also forms part of site 90, together with adjoining land to the south.

Current use(s): Woodland and pasture.

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

Site size (ha): South Cambridgeshire: 1.78 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	dovolonment land	
Land	development lead to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including	AMBER = Adverse impacts capable of adequate mitigation. Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
	compatibility with neighbouring uses)?	
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to it
		being military land. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). 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.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected		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. The site is in a substantial area of woodland and grassland which may result in some habitat loss. GREEN = Site does not contain or adjoin any protected trees
	by a Tree Preservation Order (TPO)?		Protected trees are situated approximately 55m to the west of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to
LANDSCAPE.	OWNSCAPE AND C	ULTURAL HI	provide a link to this.

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 built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be
		detrimental to the rural character and setting
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	of this part of the village. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.
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	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 located to the east of the historic village core and to the north of the site of nationally important Waterbeach

CLIMATE CHA	and gardens and scheduled monuments)?		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. Site forms an important part of the setting of a Grade II Listed and adverse impact due to loss of wooded and open green backdrop and streetscape. 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.
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	i	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.7km 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?		588m ACF from centre of the site to Waterbeach 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		G = <400m
District or	from the nearest		
Local Centre	District or Local centre?		462m 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		408m ACF from centre of site to Rosalind

	service?	Franklin House
Koy Local		
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
racillues		Salisfactory miligation 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	
O : t	etc?)	CDEEN Development would not look to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No facilities last and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
Intogration	- بلد ادار دور المرس بدول	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FCONOMY	communities?	
ECONOMY	Dogo it oddroop	AMPED Not within or adiacont to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	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?	willon include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED - ZOMII
, tooossibility	employment	3.3km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
	ochice:	Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	is for employment development
	employment land,	
	or deliver new	
	or deliver fiew	

	omployment land?	
Litilition	employment land?	CDEEN Eviation infractional Black 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	capacity?	constraints can be appropriately miligated.
	capacity:	School capacity not sufficient, but significant
Dietonos	How for ic the	issues can be adequately addressed.
Distance:	How far is the	G = <400m
Primary	nearest primary	200m AOF from 2001m of 21/2 1
School	school?	368m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham
		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	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	ioui ciilella below.	G = Within 600m (4)
		G = Within 600m (4)
stop / rail		127m ACE from the acetra of the cita to the
station		437m ACF from the centre of the site to the
		nearest bus stop (196 service).
		AF7m ACE from the control of the cite to the
		457m ACF from the centre of the site to the
F		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		

Transport		196 service - less than hourly.
Transport		100 301 vice - 1033 than nouny.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		400
journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge.
City Certife		to Cambridge.
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0.741 0.05 from the contract the city to
Centre		8.71km ACF from the centre of the site to
Distance:	How far is the site	Cambridge Market. A = 400 - 800m
Railway	from an existing or	7(= 400 000111
Station	proposed train	571m 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, where there is	mitigation.
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed. 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?	

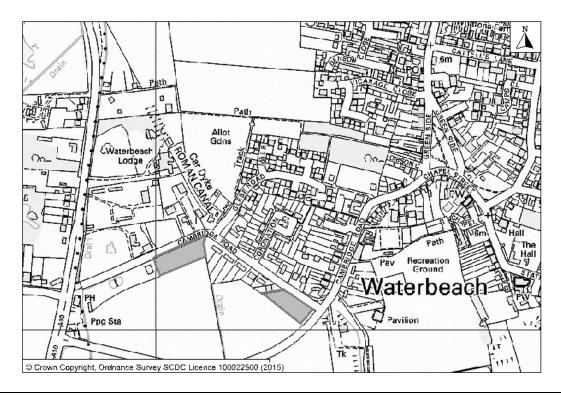
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC202	

Site reference number(s): SC202

Consultation Reference numbers: 52 (I&O 2012)

Site name/address: Land off Cambridge Road, Waterbeach

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Site description: The site is located between Car Dyke Road and Cambridge Road, on the south western edge of Waterbeach. There is residential development to the north and east of the site and flat, open farmland to the south and west. The site itself is an arable field with substantial hedges and lines of small trees to the east, north and south boundaries, although patchy in places.

Current use(s): Agricultural

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

Site size (ha): South Cambridgeshire: 4.81 ha.

Potential residential capacity: 8 dwellings (30 dph)

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

Г	ogricultural land?	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
willerais	sterilisation of	safeguarded area.
		Saleguarded area.
	economic mineral	The medianity of the cite within an area
	reserves?	The majority of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
DOLLUTION		impact.
POLLUTION Air Quality	Would the	CDEEN Minimal no impact raduced
Air Quality		GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Dovolonment unlikely to impact on air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Glidtion	Odour, light noise	adequate mitigation
	and vibration	adoquate miligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A10, but should be possible to mitigate.
	generator	Some minor to moderate additional road
	(including	traffic noise generation impact on existing
	compatibility with	residential due to development related car
	neighbouring	movements but dependent on location of
	uses)?	site entrance.
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). 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
		 adjaconi to the one, therefore any monte
		involving these drains would require the

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		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). The
	(Including		'Cambridge Road Willow Pollards' County
	International and		Wildlife Site lies approximately 55m to the
	locally designated		west of the site.
	sites)		west of the site.
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		magaach
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		3
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
LANDSCADE	TOWNSCADE AND O	III TUDAL '''	development process.
Landscape	TOWNSCAPE AND CO	ULIUKAL HI	AMBER = negative impact on landscape
Lanuscape	enhance the		character, incapable of mitigation.
	diversity and		Gharacter, incapable of fillingation.
	distinctiveness of		Minor Negative Impact (Dovelopment
			Minor Negative Impact (Development conflicts with landscape character, minor
	landscape character?		negative impacts incapable of mitigation) -
	Gilaiaulti !		The site is somewhat separated from the
			built up area of Waterbeach by strong
			boundaries and does not relate well to the
			built-up part of the village and clearly
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Open Space Will it increase the GREEN = Assumes minimum on-site			cannot be appropriately addressed
· · ·	HUMAN HEAL		
quantity and quality provision to adopted plan standards is	Open Space	Will it increase the	GREEN = Assumes minimum on-site
		quantity and quality	provision to adopted plan standards is

		1	
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.4km 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		422m ACF from centre of the site to
	teenagers?		Waterbeach 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		7. 100 000
Local Centre	District or Local		546m from the centre of the site to a point
Local Contro	centre?		along Chapel Street. Services and facilities
	Contro :		clustered around surrounding area
Distance: City	How far is the site		R = >800m
Centre	from edge of		K = >000III
Ochiic	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		K = 2000III
OCIVICO	centre or GP		1,158m ACF from centre of site to Rosalind
	service?		Franklin House
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities			•
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		
0	etc?)		ODEEN Development of the Li
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
			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		

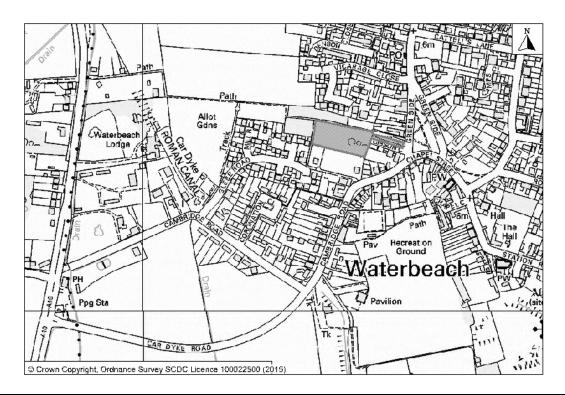
	with existing	
	with existing communities?	
ECONOMY	Communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
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	GREEN = Existing infrastructure likely to be sufficient.
	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.
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	R = >800m

D :		
Primary	nearest primary	077 AOE from
School	school?	877m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.5km ACF from centre of site to Cottenham
		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	
	four criteria below.	
Distance: bus	Todi cittoria polowi	GG = Within 400m (6)
stop / rail		(0)
station		240m ACF from the centre of the site to the
otation		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		, , , , , , , , , , , , , , , , , , , ,
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.81km ACF from the centre of the site to
333		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	921m 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,	and a man a same and a man and a man and a man a m
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. On the whole, the
	aranabio oapaoity:	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
		Cambridge and credible alternatives to cal

		travel could be available.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new
	transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC270	
Consultation Reference numbers:	

Site name/address: Land off Gibson Close, Waterbeach **Map:**



Site description: The site is located to the west of Gibson Close on the western edge of Waterbeach. It is a rectangular site, enclosed on three sides by residential development and countryside to the west. The land is pasture, overgrown with scrub vegetation and mature trees.

Note: The site is adjacent to site 142 to the west.

Current use(s): Pasture

Proposed use(s): 15-20 dwellings

Site size (ha): South Cambridgeshire: 0.69 ha.

Potential residential capacity: 14 dwellings (30 dph)

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

		aita hut all Crada O
	versatile	site but all Grade 2.
Minerals	agricultural land? Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral reserves?	Whole site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). 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		

Dealer - C. 1	VA/:II :4		ODEEN Description 1 1 1 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		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There is a
	(Including		protected Ash tree situated in rear garden of
	International and		43 Vicarage Close, approximately 22m to
	locally designated		the north east.
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		There is a protected Ash tree situated in
	Preservation Order		rear garden of 43 Vicarage Close,
	(TPO)?		approximately 22m to the north.
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. Footpaths run along
			the northern and western boundaries of the
			site and it should be possible to provide a
ANDCC+5=		III TUBA : :::	link to these.
	TOWNSCAPE AND C	UL I UKAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Miner Negative Jersen (Dec.)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
l			To the west and north, enclosed fields again

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semirural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semirural transition area between the village and the countryside beyond, and retains the
		rural character of the local footpaths. The appeal inspector (see planning history) felt
		the introduction of development would be harmful to the rural attributes.
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 forms part of the setting of the Conservation Area and there are three Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. Archaeological potential will require further information but the assumption for a neutral impact is that it

	T		
			is likely appropriate mitigation can be
01 1344 75 0114	Non		achieved through the development process.
CLIMATE CHA			AMPED Ctondord requirements for
Renewables	Will it support the use of renewable		AMBER = Standard requirements for
			renewables would apply
Floor Diels	energy resources?		CDEEN Flood Zono 4 / love wiels
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	,	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		·
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		·
Facilities	sports facilities?		0.3km ACF from centre of the site to
			Waterbeach Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		·
	for children and		191m ACF from centre of the site to
	teenagers?		Waterbeach Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		·
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400 m
District or	from the nearest		
Local Centre	District or Local		171m from the centre of the site to a point
	centre?		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		
D : / D =	City Centre?		400 000
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health		AOF (
	centre or GP		729m ACF from centre of site to Rosalind
Marri 1	service?		Franklin House
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		
Community	etc?)		CDEEN Dovolopment would not lost to
Community	Will it encourage		GREEN = Development would not lead to

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	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY	T COTTITION IN CO.	
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 3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. 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

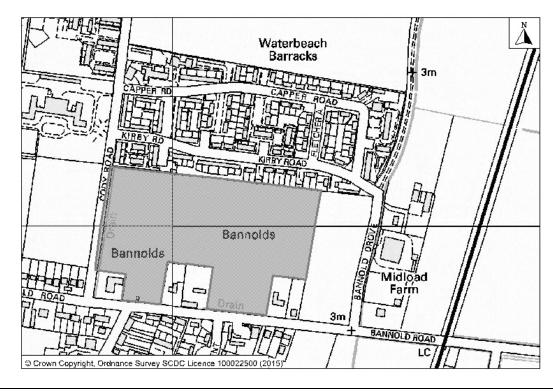
	<u> </u>	notive while a new cooking composity and will
		network is approaching capacity and will require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	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?	448m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	471 4054
School	school?	4.7km ACF from centre of site to Cottenham
TRANCRORT		Village College.
TRANSPORT	Mhat type of avala	RED = No cycling provision or a cycle lane
Cycle Routes	What type of cycle routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the one.	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	
	four criteria below.	
Distance: bus	Todi cittoria polow.	GG = Within 400m (6)
stop / rail		(6)
station		122m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		O comice OF Minutes from Mr.
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre Distance for		Cambridge.
cycling to City		G = 5km to 10km (4)
Centre		8.24km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	751m ACF from centre of the site to
	p.opoooa train	13 mm ton nom contro or the one to

	station?	Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. 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 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): SC337	
Concultation Potoronco numbers:	

Site name/address: Land adjacent to Bannold Road, Waterbeach

Мар:



Site description: The site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is agricultural land, partly fronting Bannold Road, but mostly to the rear of linear residential development. Situated in an area of relatively open land between the edge of the village and the Barracks to the north.

(Part of the site overlaps SHLAA sites 155 and 322, and the site is adjacent to site 206)

Current use(s): Agricultural

Proposed use(s): Housing

Site size (ha): South Cambridgeshire: 6.21 ha

Potential residential capacity: 140 dwellings (30 dph)

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

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

			nanananan Maranan Pathir tanan 1
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
5	sites)		11155
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumed to a few and extend to a set one 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
110	site or immediately		any protected trees
	adjacent protected		any proteotod from
	by a Tree		A group of protected trees are located 12m
	Preservation Order		to the south west.
	(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		Min on Nin and Cook Insurance (17)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is located in a relatively open area
			separating the village from the Barracks to
			the north. It is in agricultural use. Bannold
			Road has sporadic development along the
			northern side and this, together with the
			open land, creates a rural character and the
			appearance of the countryside entering the village. If this site were developed it would
	<u> </u>		village. Il tills site were developed it would

	1		
			intrude into the rural separation area
			between Waterbeach and the Barracks.
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) - If
	through		this site were developed it would intrude into
	appropriate design		the rural separation area between
	and scale of		Waterbeach and the Barracks.
	development?		Waterbeath and the Barracks.
Green Belt	What effect would		AMPER - pagative impact on Groop Relt
Green beit			AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		T
	Green Belt		The site is included in the Green Belt in the
	purposes?		Submission Local Plan.
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		ad to opinion process
	scheduled		
	monuments)?		
CLIMATE CHA			<u> </u>
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables			•
	use of renewable		renewables would apply.
EL 15:1	energy resources?		ODEEN EL 17 A/L : L
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	j	Longer, .
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). Assumption is
			standard requirements for open space
			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		The state of the s
Facilities	sports facilities?		1.0km ACF from centre of the site to
i domues	oporto idollitico:		Waterbeach Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities			ONLEW - CHOOM OF ORISINE PROVISION
racilities	nearest play space		

		[
	for children and	371m ACF from centre of the site to land
	teenagers?	north of Levitt Lane, Waterbeach
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	790m ACF to Chapel Street, Waterbeach
	centre?	•
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	170m 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).
1 acintics	of key local	Satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiilies	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	development on	with existing communities
Communities	the site integrate	
	with existing	
E00NCIN/	communities?	
ECONOMY	Dana it a dala	AMPED Netwitten and the distance of the distan
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	

	density and seeming of	
	deprived wards of	
Chamair -	Cambridge?	ODEEN. No effect on would assume at the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	3.77km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately miligated
	capacity?	Cabaal aggacity not sufficient but significant
		School capacity not sufficient, but significant
Distance	I lavy famila tha	issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	444 AOE france (
School	school?	444m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.1km ACF from centre of site to Cottenham
		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
וושוו	I is more ringil	IVED - OPLAIOR ARES HOT HIERT THE

	T	
	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 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		155m ACF from the centre of the site to the
		nearest bus stop (Waterbeach, Kirby
		Terrace)
Frequency of		A = Hourly service (2)
Public		
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		28 Minutes from Waterbeach to Cambridge
City Centre		(Waterbeach, Kirby Terrace to Cambridge,
		Drummer Street).
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.10km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,028m 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
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

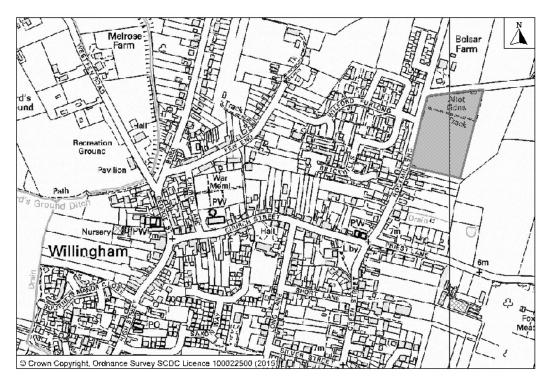
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC0/15	

Site reference number(s): SC045

Consultation Reference numbers: 46 (I&O 2012)

Site name/address: Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)

Map:



Site description: The site is located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham. Residential development lies to the south and west of the site. To the east lies a small cluster of Gypsy and Traveller pitches fronting onto Meadow Road and Belsar Farm lies immediately to the north. Further to the north and east is flat, open agricultural land. The site comprises part allotments, in the north western corner and part agricultural land. The site is bound on the southern and western sides by low hedgerow, with taller hedgerow along the northern boundary and along parts of the eastern boundary.

Current use(s): Agricultural and allotments

Proposed use(s): 136 dwellings

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

Potential residential capacity: 48 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	dovolopment load	
Land	development lead	Minor loss of boot and react variatile
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	A small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION	1147 1141	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance
	neighbouring	
	uses)?	AMPER OF STREET
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 post of the site is in for
		A small part of the site is in use for
		allotments and may have contaminated
		land. Potential for minor benefits through
\M/-1-	AACH to a to the	remediation of minor contamination
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
DIODIVED CITY	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	 CDEEN - Doog not contain is not adiagraf
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

01:	T		
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		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		any protoctou troop
	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
IIIIIastiuctuie			
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (eviction factures nately all
	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) -
			Nearer to Willingham, the setting is more
			enclosed with smaller fields, paddocks,
			horticulture, orchards, glasshouses and a
			caravan park. These transition areas
			·
			between the village and more open Fen

	T	
		Edge landscape beyond form an intricate
		patchwork setting and also contain
		numerous trees along hedgelines and in
		groups. The site forms part of the 'transition'
		area between the village and the open
		countryside.
Townsons	Will it maintain and	•
Townscape		AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The village has a very skeleton road
	appropriate design	framework formed from the historic
	and scale of	background of horticulture which has led to
	development?	considerable linear development within the
		village. Development of this site is
		incompatible with the linear street pattern
		characteristic of approach roads into
		Willingham.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	impact on Groon Box parpooco
	Green Belt	
11-21-21	purposes?	ODEEN O'the data and contain an adiaba
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	Conservation Area lies approximately 150m
	conservation	to the south west, containing several Grade
	areas, listed	II Listed Buildings. Archaeological potential
	buildings,	will require further information but the
	9 '	
	registered parks	assumption for a neutral impact is that it is
	and gardens and	likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	
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	carriot be appropriately addressed
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	
	LOUSDON SOO OUSIIV	provision to adopted plan standards is
		mana di ala ali ana alika
	of publically	provided onsite
	of publically accessible open	
	of publically	Provided onsite Neutral impact (existing features retained or appropriate mitigation).

D: (111 6 2 0	ODEEN 41 'C CC
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O Olima A OF from a contra of the collection
Facilities	sports facilities?	0.9km ACF from centre of the site to
Diete: Die:	How for in the	Willingham Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space for children and	733m ACF from centre of the site to land
Gypey 9	teenagers? Will it provide for	east of West Fen Road, Willingham AMBER = No Impact
Gypsy & Traveller	the	AIVIDER = NO IIIIPACI
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	830m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	054 4054
	centre or GP	651m ACF from centre of site to The
	service?	Surgery, Willingham
Kov Local	Will it improve	AMBER = No impact on facilities (or
Key Local Facilities	Will it improve quality and range	satisfactory mitigation proposed).
i aciiilies	of key local	sausiaciory minganon proposeu).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Doop it adduces	 AMDED Not within an adia and to the 4000
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

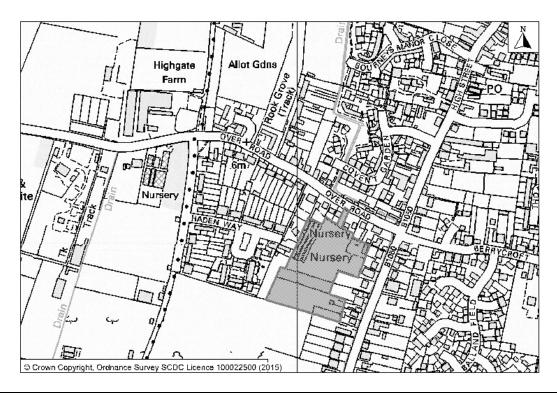
(0	Landar C:	The section of the se
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived 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.
	•	Davidanment would have no affect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	8.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	io ioi ompio)inom do ioiopiniom
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
		Sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	
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 school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	800m ACF from centre of site to Willingham
Coriooi	3311001:	Primary School.
Dietones	How far is the	
Distance:		R = Greater than 3km
Secondary	nearest secondary	E Alon ACE from control of alterio Control
School	school?	5.4km ACF from centre of site to Cottenham
—— 4		Village College.
TRANSPORT		

0 1 0 1	1100	DED N. II
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
110011	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		G = Within 600m (4)
stop / rail		()
station		579m ACF from the centre of the site to
Station		
		nearest bus stop (Citi 5).
Frequency of		R = Hourly service (2)
Public		
Transport		Citi 5 has an hourly service.
Public		A = 31 to 40 minutes (3)
transport		()
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.59km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = 800 m
Railway	from an existing or	
Station	proposed train	10,666m ACF from centre of the site to
Otation	station?	Waterbeach Station.
Λ	II.	
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?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to
		the A14, and even this could require
		substantial mitigation measures.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	/ IIIIDEN - No Impuoto
i aciiiles		
	safer for public	
	transport, walking	

or cycling facilities?

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC047		
Consultation Reference numbers:		
Site name/address: Land to the south of Ove	r Road, Willingham	

Мар:



Site description: The site is located to the south of Over Road and west of Station Road on the south western side of Willingham. The site is surrounded on three sides by residential development. Semi-open agricultural land lies to the south, interspersed with orchards.

The site is formed up of a number of parcels of land; land to the south and west was formerly in horticultural use. Part of the site is currently in use for storage, in the north eastern corner, and the eastern part of the site comprises parts of residential gardens. The remainder of the site is pasture.

Current use(s): Parts of site formerly horticultural and used for storage (ceased 2005). Remainder pasture and residential gardens.

Proposed use(s): 74 dwellings

Site size (ha): South Cambridgeshire: 1.84 ha.

Potential residential capacity: 28 dwellings (30 dph)

LAND	LAND			
PDL	Would		RED = Not on PDL	
	development make			
	use of previously		The site includes a small area used for	
	developed		storage.	
	land?		-	
Agricultural	Would		GREEN = Neutral. Development would not	

	T	
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10001100.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 th Quality	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
40144	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	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Noise, odour and dust from Aspinalls
	(including	Builders Yard are obvious material
	compatibility with	considerations with significant negative
	neighbouring	impact potential in terms of health and well
	uses)?	being and a poor quality living environment
	uses):	and possible nuisance. It is unlikely that
		,
		mitigation measures on the proposed
		development site alone can provide an
		acceptable ambient noise environment
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 is in use for
		commercial 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
	CHVIIOHIHEHR!	
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		

D : ()	14/11 1/		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		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMPER - Dayolanment would have a
biodiversity			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		9 1 1
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	_		
TPO	infrastructure)? Are there trees on		GREEN = Site does not contain or adjoin
110			<u> </u>
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LI	
Landscape	Will it maintain and	OLI ONAL HI	AMBER = negative impact on landscape
Lanuscape	enhance the		character, incapable of mitigation.
			Gharacter, incapable of fillingation.
	diversity and		Minor Nogotivo Import /Davidania
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			Nearer to Willingham, the setting is more
			enclosed with smaller fields, paddocks,
			horticulture, orchards, glasshouses and a
Ī			caravan park. These transition areas

Taumanana	Mill it maintain and	between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedge lines and in groups. The site forms part of the 'transition' area between the village and the open countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Approximately half of the site, closest to the Over Road frontage, is within Flood Zone 3. This would result in development being located to the rear of the site, closest to the surrounding countryside. Development in this location would be poorly related to existing development and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area. It would therefore have a detrimental impact on the rural character of this part of Willingham.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage CLIMATE CHAI	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). There are 4 Grade II Listed Buildings fronting the High Street approximately to the north. 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.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - approximately 2/3 of the site is within Flood Zones 2 and 3. This would result in

			<u></u>
			development being located to the rear of the site, closest to the surrounding countryside, poorly related to existing development and the road frontage.
HUMAN HEAL	TH AND WELL BEING	;	<u> </u>
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to
Distance: Play	How far is the		Willingham Recreation Ground. AMBER = 400 -800m
Facilities	nearest play space for children and teenagers?		794m ACF from centre of the site to land east of West Fen Road, Willingham.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact No effect on pitch or plot provision.
	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or	How far is the site from the nearest		A = 400 - 800m
Local Centre	District or Local centre?		439m 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		A = 400 - 800m 592m ACF from centre of site to The
Key Local Facilities	service? Will it improve quality and range of key local		Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and facilities including health, education and leisure (shops, post offices, pubs etc?)		No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible
			No facilities lost, and no new facilities proposed directly as a result of the

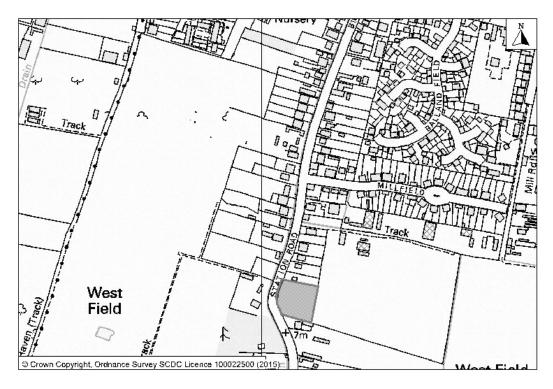
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	,
	communities?	Development would be poorly related to the
		existing built-up area and the road frontage,
		and will be at odds with the largely linear
		pattern of development in the immediate
		area.
ECONOMY	_	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	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	7.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises. Part of the
	employment land?	site was formerly used for horticultural and
	NA MULTINA	storage (but use ceased in 2005).
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, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	

	T	· · · · · · · · · · · · · · · · · · ·
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
	capacity:	Insufficient chare school canacity but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
D: (11 (: ()	Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.3km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle House	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the site:	facilities/school. Poor quality off road path.
HODT	la thara High	, , , , ,
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 15.
	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		152m ACF from the centre of the site to
otation.		nearest bus stop.
Frequency of		A = Hourly service (2)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
		7 – 31 to 40 minutes (3)
transport		Citi 5 Ruo convice takee 20 minutes from
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.67km 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	11,175m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
	access to the	Negative effects incapable of appropriate
<u> </u>		gae enecte incapable of appropriate

	highway network, where there is	mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. The Highway Authority have concerns in relationship to the provision of suitable inter vehicle visibility splay for this site
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC: 058		
Consultation Reference numbers:		
Site name/address: Land South of 77 Station Road, Willingham		

Мар:



Site description: This small site is located to the east of Station Road in an area of sporadic linear development to the south of Willingham. The site adjoins residential properties to the north and south, and a further property lies within large, well screened, grounds to the west. The site was formerly used for horticulture and is now rough grassland. It is open to the road frontage, with a post and rail fence, and open to the agricultural field to the east, with distant views across to woodland on the southern edge of the village. The residential boundaries are well defined by hedging and fencing.

Current use(s): Formerly horticultural

Proposed use(s): 13 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.41 ha.

Potential residential capacity: 2 dwellings (30dph)

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

	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	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
		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
AGIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
Poliution	Odour, light noise	
	and vibration	adequate mitigation
		Development competible with neighbouring
	problems if the site	Development compatible with neighbouring uses. Some minor to moderate additional
	is developed, as a	
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	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	greenopass. No or negligible impasts
	interest, and	
	geodiversity?	
	(Including	

	1		
	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		
TPO	infrastructure)? Are there trees on		CDEEN - Site deep not contain or adjain
10	site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
minactiactare	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate rinagation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		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 create an
	appropriate design		area of backland development within

	and scale of development?		existing ribbon development south of the village. It would have a detrimental impact on the linear and rural character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral
	areas, listed buildings, registered parks and gardens and scheduled monuments)?		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?		RED = Flood Zone 3 / high risk
			Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - the majority of the site is within Flood Zone 3, leaving only a very narrow strip of land along the road frontage.
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?		AMBER = 1-3km 1.2km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play	How far is the		RED = >800m
Distance: Play Facilities	nearest play space for children and teenagers?		1,256m ACF from centre of the site to land east of West Fen Road, Willingham
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

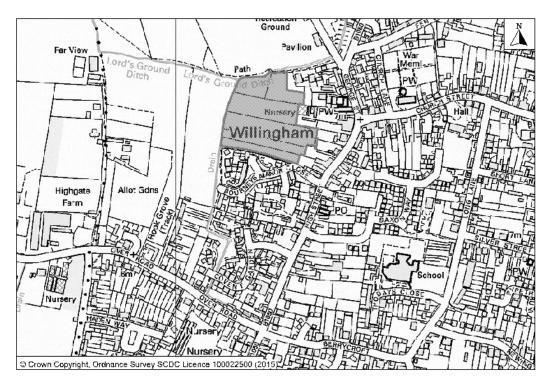
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	N = 2000III
Local Centre	District or Local	868m ACF to the High Street - location
Local Certife	centre?	chosen as representation of central point of
	Cermer	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	935m ACF from centre of site to Willingham
	service?	_
Key Local	Will it improve	Surgery AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	Satisfactory miligation proposedy.
	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
l domaio	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site isolated on edge of village far from local
		facilities.
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	
Channing	Cambridge?	CDEEN No offeet on would arrange at the
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 an
	supporting the	Development would have no effect on

	T	
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
710000010111119	employment	9.4km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
	CCHIC:	Campus & Wellcome Trust Genome
		Campus)
Francis una cint	Mould	
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	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	magadon.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
<u> </u>		constraints can be appropriately miligated
	capacity?	Insufficient apere school conscitu but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
D: 4	11 (2)	Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	774m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.2km 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
	ano ono:	facilities/school. Poor quality off road path.
HODT	Is there High	. , ,
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 15.
,	consider access to	
	and quality of	

	T	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		(-)
station		180m ACF from the centre of the site to
Clation		nearest bus stop.
Frequency of		R = Hourly service (2)
		K = Hourry service (2)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.77km ACF from the centre of the site to
Ochic		St. Ives Market.
Distance:	How far is the site	R = >800m
		K = >000III
Railway	from an existing or	40.040 4054 4 44 44
Station	proposed train	10,942m 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?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to
		the A14, and even this could require
		substantial mitigation measures. The
		Highway Authority have concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
1 dollidos	safer for public	
	<u> </u>	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC157		
Consultation Reference numbers: N/A		
Site name/address: Land to the rear of High Street / George Street, Willingham		

Мар:



Site description: The site is located to the west of George Street and High Street on the north western side of Willingham. Residential development lies to the south. On the east residential development is interspersed with business uses, including horticulture. Semi-open agricultural land lies to the west and north. A recreation ground lies to the north. The site comprises a large area of scrub land enclosed by hedgerow to the north, west and southern boundaries. The eastern edge is part of a transition area between the built–up development and countryside, and is less well defined.

Current use(s): Scrub land and small amount of residential gardens.

Proposed use(s): 80 dwellings

Site size (ha): South Cambridgeshire: 2.55 ha.

Potential residential capacity: 57 dwellings (30dph)

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

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

	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		ŭ
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN. Cita de se vet contain en edicio
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. It may be possible to
			provide a link to a footpath lies
			approximately 15m to the north of the site,
			on the opposite side of Lord's Ground Ditch,
			but no green infrastructure proposed.
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) -
	CHARACIEL!		The site is in an area characterised as small
			enclosed fields and paddocks with mature
			hedgerows, and a rural edge. These create
			a soft edge and transition between
			Willingham and the Fenland landscape.

		Development would intensify development, extending the built area of the village outwards into land that is open and rural in character, resulting in the loss of historic burgage plots characteristic of the village and loss of openness and wooded backdrop to High Street. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings.
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 would intensify development,
	appropriate design and scale of	extending the built area of the village
	development?	outwards into land that is open and rural in character, resulting in the loss of historic
	development:	burgage plots characteristic of the village.
		This would have a significant adverse effect
		on the setting of the Conservation Area and
		several Listed Buildings.
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
Tioritage	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – the
	conservation	site forms an important part of the setting of
	areas, listed	the adjoining Conservation Area and 4
	buildings, registered parks	Grade II Listed Buildings and as well as other Listed Buildings within the
	and gardens and	Conservation Area. Archaeological potential
	scheduled	will require further information but the
	monuments)?	assumption for a neutral impact is that it is
	,	likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA		 AMPER OF LABOR 1
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Flood Risk	energy resources? Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 IOOU INISK	is site at flood fisit!	CICLET - 1 1000 Zono 1 / 10W Hor
		The majority of the site is within Flood Zone
		1 and no drainage issues that cannot be
		appropriately addressed. However, a small

		part of the north western corner of the site is
		within Flood Zone 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
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision 269m ACF from centre of land east of West Fen Road, Willingham
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 186m 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?	G = <400m 379m ACF from centre of site to Willingham Surgery
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the
Integration	How well would the	development. AMBER = Adequate scope for integration

	т	
with Existing	development on	with existing communities
Communities	the site integrate	Cita adia cont to aviating built up and of
	with existing	Site adjacent to existing built up area of
ECONOMY	communities?	village
	Dogo it oddroop	AMPED Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	pockets of income and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	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	8.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	100	 Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	-
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 school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	440 4054
School	school?	418m ACF from centre of site to Willingham

		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	K = Greater than own
School	school?	4.7km ACF from centre of site to Swavesey
0011001		Village College.
TRANSPORT		rmage 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)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 15.
	consider access to	
	and quality of	
	public transport, and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi cittoria bolow.	GG = Within 400m (6)
stop / rail		(6)
station		164m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		0.77km ACE from the contract the cite to
Centre		8.77km ACF from the centre of the site to St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	N - 2000III
Station	proposed train	11,270m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Ĭ
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to

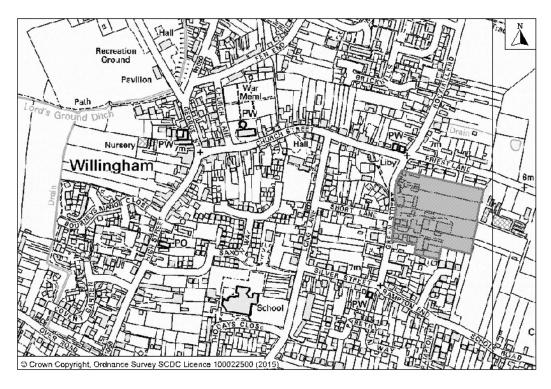
		the A14, and even this could require substantial mitigation measures. The proposed site does not appear to have a direct link to the adopted public highway (although the proposer suggests an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered).
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): SC204	

Consultation Reference numbers: 47 (I&O 2012)

Site name/address: Land to the rear of Green Street, Willingham

Map:



Site description: The site lies to the east of Green Street on the eastern side of Willingham. The site lies partly within the village framework and partly outside, and therefore includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear. It is surrounded on three sides by further residential development, with agricultural land and buildings to the east.

Current use(s): Residential, business and scrub land.

Proposed use(s): 50-70 dwellings with potential for public open space

Site size (ha): South Cambridgeshire: 2.60 ha.

Potential residential capacity: 39 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	AMBER = Partially on PDL Approximately 1/3 of the site is previously developed land - the site includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear.
Agricultural	Would	GREEN = Neutral. Development would not

	T	
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse 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. Possible noise from existing greenhouses / nurseries to the east but noise sources not quantified
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 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	Will it conserve	GREEN = Does not contain, is not adjacent

	T		
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	-		
Diadicaraite	sites) Would		AMPER Development would have a
Biodiversity			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
110	site or immediately		any protected trees
	adjacent protected		any protected frees
	by a Tree		
	Preservation Order		
Croon	(TPO)?		AMPED No cignificant appartunities or
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		, ,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraoler:		The site is split in character, between its
			residential frontage and the green, open
			space to its rear, bordering the agricultural
			land beyond. The character of the open
			land to the east and behind these houses, is

		a patchwork of small fields and rural land uses, very much part of the countryside and
		characteristic of the area.
Townscape	Will it maintain and	RED = Significant negative impact on
· · · · · · · · · · · · · · · · · · ·	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The site is split in character,
	and scale of	between its residential frontage and the
	development?	green, open space to its rear, bordering the
		agricultural land beyond. The site is rural in
		character. Development in this location would create an area of backland
		development in an area characterised by
		ribbon development, having a detrimental
		impact on the character of this part of the
		village and to the detriment of Listed
		Buildings. It would also harm the setting of
		the wider Conservation Area and the
		adjacent Protected Village Amenity Area.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
1 1191	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Significant Negative Impact (Development
	conservation	conflicts with townscape character, with
	areas, listed buildings,	significant negative impacts incapable of mitigation) - The site contains 2 Grade II
	registered parks	Listed Buildings and part of the site is within
	and gardens and	the Willingham Conservation Area.
	scheduled	Development would have a direct major
	monuments)?	adverse effect on these as well as impacting
		on the wider setting of the Conservation
		Area and other Listed Buildings, and
		resulting in intensification of the street
		frontage, including for access, likely loss of
		significant heritage assets, loss of historic
		burgage plots and depth of development contrary to single depth character of the
		area and north of site. Archaeological
		potential will require further information but
		the assumption for a neutral impact is that it
		is likely appropriate mitigation can be
		achieved through the development process.

CLIMATE CHANGE						
Renewables	Will it support the		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					
Open Space	Will it increase the		GREEN = Assumes minimum on-site			
	quantity and quality		provision to adopted plan standards is			
	of publically		provided onsite			
	accessible open					
	space?		Development would create minor			
			opportunities for new public open space as			
			the promoter proposes provision of open			
			space as part of the development.			
Distance:	How far is the		GREEN = <1km or onsite provision			
Outdoor Sport	nearest outdoor		0.01 4.05 () (1)			
Facilities	sports facilities?		0.8km ACF from centre of the site to			
51 . 51			Willingham Recreation Ground.			
Distance: Play	How far is the		AMBER = 400 -800m			
Facilities	nearest play space		007 4054			
	for children and		697m ACF from centre of the site to land			
00	teenagers?		east of West Fen Road, Willingham.			
Gypsy & Traveller	Will it provide for		AMBER = No Impact			
Travellel	the accommodation		No offect on nitch or plot provision			
	needs of Gypsies		No effect on pitch or plot provision.			
	and Travellers and					
	Travelling					
	Showpeople?					
Distance:	How far is the site		A = 400 - 800m			
District or	from the nearest		71 100 000m			
Local Centre	District or Local		582m ACF to the High Street - location			
	centre?		chosen as representation of central point of			
			these services and facilities.			
Distance: City	How far is the site		R = >800m			
Centre	from edge of					
	defined Cambridge					
	City Centre?					
Distance: GP	How far is the		R = >800m			
Service	nearest health					
	centre or GP		891m ACF from centre of site to The			
	service?		Surgery, Willingham			
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?)					

	T	I
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities 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
Communices	with existing	
	_	
FOONOMY	communities?	
ECONOMY	T	LAMBER NI (11)
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
		Vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	7.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	2
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
	omployment land:	result of the loss of existing employment
		<u> </u>
1 14:11:4: 0.0	\\/: :4 :	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, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly

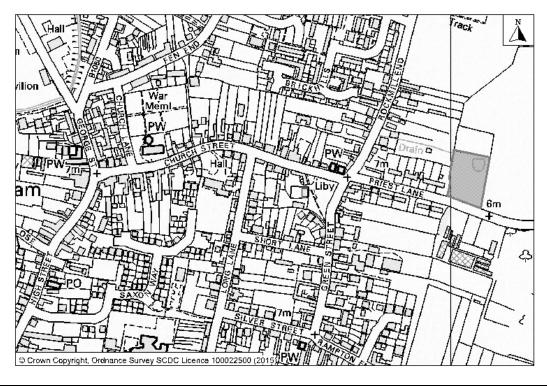
	infrastructure and	mitigation.
	broadband?	miligation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	garea
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 000m
School	school?	463m ACF from centre of site to Willingham
Ochool	3011001:	Primary School.
Distance:	How far is the	R = Greater than 3km
		N = Greater than Skill
Secondary School	nearest secondary school?	E 2km ACE from control of cito to Curayanay
SCHOOL	SCHOOL?	5.3km ACF from centre of site to Swavesey
TRANSPORT		Village College.
TRANSPORT	Mhattus af	DED. No eveline massission on a surely li
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13.
	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		405m ACF from the centre of the site to
		nearest bus stop (Citi 5).
Frequency of		R = Hourly service (2)
Public		, (,
Transport		Citi 5 has an hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Citi 5 Bus service takes 41 minutes from
City Centre		Willingham to Cambridge
		Triming to Cambridge
		Citi 5 Bus service takes 38 minutes from
		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		0 - 3km to 10km (+)
Centre		9.46km ACF from the centre of the site to
Centie		St. Ives Market.
Diotopos	How for in the site	
Distance:	How far is the site	R = 800 m

Railway Station	from an existing or proposed train station?	10,606m 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. Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.
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): SC259	
Consultation Reference numbers: N/A	

Site name/address: Land Adjacent to 15 Priest Lane, Willingham

Мар:



Site description: The site is located to the north of Priest Lane on the eastern edge of Willingham. It lies adjacent to residential development to the west and an area of grassland with trees to the north. Across Priest Land to the south land is in horticultural use. Open agricultural land surrounds to the north, east and south with wider views from the north. The site is currently in use as allotment, orchard and paddock and is bound by hedges to the south, east and western boundaries.

Current use(s): Allotment, orchard and grassland

Proposed use(s): 10+ dwellings

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

Potential residential capacity: 12 dwellings (30dph)

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		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.	

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	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
DIAD 11		Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN Door not contain to not oils
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	
Diadius == !tr:	sites)	AMPED Development would be a s
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate

	T		
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		3 1 1
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any proteoted trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
astraotaro	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
	iiiiiastructure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	OLI OKAL III	RED = Significant negative impact on
Landscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		mitigation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	Character:		significant negative impacts incapable of
			mitigation) - Nearer to Willingham, the
			• •
			setting is more enclosed with smaller fields, paddocks, horticulture, orchards,
			• · · · · · · · · · · · · · · · · · ·
			glasshouses and a caravan park. These
			transition areas between the village and
			more open Fen Edge landscape beyond
			form an intricate patchwork setting and also
			contain numerous trees along hedgelines
			and in groups. The site forms part of the
			'transition' area between the village and the
			open countryside, on ground slightly higher
			than the adjacent property, which would
			therefore make any development of this site
			very visible from the north and to some
1			extent from the east. The site is rural in
T	AACH it oo o' to it		character.
Townscape	Will it maintain and enhance the		character. RED = Significant negative impact on townscape character, no satisfactory

	T	
	diversity and	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 very skeleton road framework formed from the historic background of horticulture which has led to considerable linear development within the village. Development of this site is incompatible with the linear street pattern characteristic of approach roads into Willingham, creating an area of backland development in an area characterised by ribbon development, having a detrimental impact on 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 (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) — Potential adverse effect on the setting of the Conservation Area due to intensification of lane at entrance to Conservation Area. Several Grade II Listed Buildings within the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	define ved till edgit the development process.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply .
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Willingham Recreation Ground

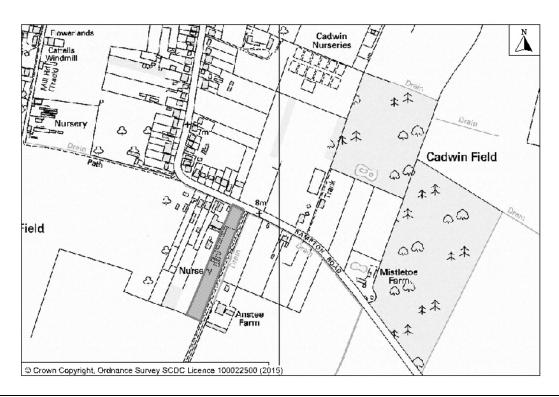
	1	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	773m ACF from centre of the site to
	teenagers?	Willingham Recreation Ground
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
		740m ACE to the High Ctreet Jacotics
Local Centre	District or Local	740m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	524m ACF from centre of site to Willingham
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	canciacion, ininganon propossa,
	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	
Company	etc?)	CDEEN Development would not load to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	Located on the edge of the village but
	communities?	adjacent to the existing built up area.
ECONOMY	-	· · · · · · · · · · · · · · · · · · ·
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(= = = = = = = = = = = = = = = = = = =	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Deprivation 2010.
	Abbey Ward and	
	TADDEY WAITE ALLE	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	.GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	7.9km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	1	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
Education	broadband?	AMPED Cohool consoits not cufficient
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Inclufficions and a shoot consists hus
		Insufficient spare school capacity but
		potential for improvement to meet needs. Insufficient secondary school capacity.
Dietonas	How for in the	
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary	CACON ACE from solution of all a CACON ACE
School	school?	646m ACF from centre of site to Willingham
Dieteras	How for to the	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	Follow ACE from control of site to Cotton base
School	school?	5.3km ACF from centre of site to Cottenham
TDANCDODT		Village College.
TRANSPORT	Mhat tuna of such	 DED. No evoling provision of a systellar
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.

	1	
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		G = Within 600m (4)
stop / rail		(1)
station		525m ACF from the centre of the site to
otation		nearest bus stop (Citi 5).
Frequency of		RED = Hourly service (2)
Public		NED = Hourry Service (2)
		Citi 5 has an hourly convice
Transport Public		Citi 5 has an hourly service. AMBER = 31 to 40 minutes (3)
		AIVIDER = 31 to 40 minutes (3)
transport		Citi E Dua comica takan 20 minutan from
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		0.001 4.05 () / (1) // (1)
Centre		9.60km 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	10,544m 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?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to
		the A14, and even this could require
		substantial mitigation measures.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	'
	safer for public	
	transport, walking	
	or cycling facilities?	
	,g .ao	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC279			
Consultation Reference numbers: N/A			
Site name/address: Land at Black Pit Drove / Rampton Road, Willingham			

Мар:



Site description: This site is a long narrow plot adjacent to Black Pit Drove and fronting on to Rampton to Road to the south east of Willingham. To the west is a ribbon of roadside buildings extending towards the centre of Willingham. To the north is a similar ribbon which ends almost opposite the site. To the east and south is open, flat countryside with a few buildings scattered therein. The site was formerly in horticultural use and several glasshouses and associated structures remain. It is well hedged to the road frontages on the northern and eastern boundaries and to the agricultural field to the southern boundary, but open to the adjoining property boundary on the western edge.

Current use(s): Formerly horticultural

Proposed use(s): Residential development (also identified as having potential for light industry)

Site size (ha): South Cambridgeshire: 0.85 ha.

Potential residential capacity: 10 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	dovolonmontical	<u> </u>
Land	development lead	Minor loop of boot and reset were still
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	_
	reserves?	Site within an area designated in the
		Minerals and Waste LDF but development
		would not have a negative impact
POLLUTION		3
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	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
		' '
AQMA	of air quality? Is the site within or	acceptable.
AQIVIA		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
5 11 2	A14?	AMBED ALL
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation -
	generator	west of the site is operational nurseries at
	(including	134 Rampton Road & agricultural uses to
	compatibility with	the south east at Anstee Farm Black Pit
	neighbouring	Drove. These are medium to large sized
	uses)?	industrial type units / uses including light
	uses):	, , ,
		industrial and warehouse type uses. These
		are unlikely to be considered compatible
		uses. Noise from activities and vehicle
		movements are material considerations with
		significant negative impact potential in terms
		of health and well being and a poor quality
		living environment and possible noise
		nuisance
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)
		same camper to appropriate management
		Part of the site was formerly used for
		agricultural / commercial use and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
10/	AAPH 1	contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation

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

		DAI DE COMPANIA
	distinctiveness of landscape character?	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside and development would have a detrimental impact on the linear and rural character of this part of the village.
Townscape Croop Bolt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village.
Green Belt	the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	1 support the	

	use of renewable	renewables would apply
	energy resources?	Terrewables 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	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	AMBER = 1-3km
Outdoor Sport	nearest outdoor	AMBEN - 1-3KIII
Facilities	sports facilities?	1.5km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and teenagers?	1,535m ACF from centre of the site to Land east of West Fen Road, Willingham
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	R = >800m
Distance. District or	from the nearest	R = >000111
Local Centre	District or Local	1,171m ACF to the High Street - location
Loodi Contro	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,059m ACF from centre of site to The
	service?	Surgery, Willingham
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	

		,
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Isolated site, removed from the built-up area
		of the village
ECONOMY		·
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
()	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J5	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, emede, or foldare acce.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
7 1000001011111	employment	6.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	COTTUD.	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises. Promoter
	employment land?	also suggests site has potential for light
	J	industry, which may be possible to the rear
		of the site, away from residential premises.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
3	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	
	Divauvaliu!	

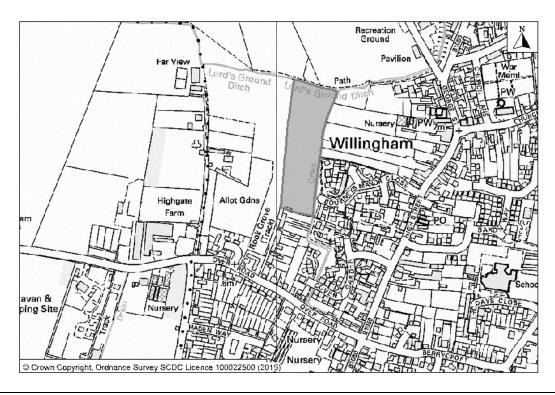
	Т	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
	capacity.	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	947m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.7km ACF from centre of site to Cottenham
		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	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 11.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D : .	four criteria below.	A 1454 : 4000 (0)
Distance: bus		A = Within 1000m (2)
stop / rail		077 405 (0-0-11
station		877m ACF from the centre of the site to
		nearest bus stop (Citi 5).
Frequency of Public		A = Hourly service (2)
Transport		Citi 5 has an hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Citi 5 Bus service takes 41 minutes from
City Centre		Willingham to Cambridge.
Oity Octilie		Training latti to Cambridge.
		Citi 5 Bus service takes 38 minutes from
		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.59km 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	10,141m ACF from centre of the site to

	station?	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. Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.
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): SC323	
Consultation Reference numbers:	

Site name/address: Land north of Rook Grove, Willingham

Map:



Site description: The site is located to the north of Rook Grove and west Bourneys Manor Close on the north western side of Willingham. Residential development lies to the south and east of the southern part of the site. The remainder of the site juts out into open countryside and a recreation ground lies to the north. The site comprises an arable field enclosed on all sides by mature hedge.

Note: site adjoins SHLAA Site 157 to the east.

Current use(s): Agricultural

Proposed use(s): Residential development of approximately 70 dwellings.

Site size (ha): South Cambridgeshire: 2.08 ha.

Potential residential capacity: 25 dwellings (30 dph)

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

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

	T		
	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		астолов и по обътот ресовет
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		any protocted troop
	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
IIIIIaotiaotaio	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiadiadialo.		that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath lies along
			the northern boundary of the site.
I VNDSCVDE .	TOWNSCAPE AND C	III TIIDAI LII	
	Will it maintain and	OLI OKAL HI	AMBER = negative impact on landscape
Landscape	enhance the		character, incapable of mitigation.
	diversity and		Gharacter, incapable of fillingation.
	distinctiveness of		Minor Nogativo Impact (Dovelopment
			Minor Negative Impact (Development
	landscape character?		conflicts with landscape character, minor negative impacts incapable of mitigation) -
	Cilalaciei !		
			Development of the whole of this site,
			beyond Bourneys Manor Close, would have
			a significant adverse effect on the
			landscape and townscape setting of
			Willingham. Development would extend the
			built area of the village outwards into land
			that is open and rural in character. This
			would have an adverse effect on the setting
			of the Conservation Area and wider setting
			of Listed Buildings. It may be possible to

			accommodate a much smaller development on part of the site.	
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.	
	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of the whole of this site, beyond Bourneys Manor Close, would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would extend the built area of the village outwards into land that is open and rural in character. This would have an adverse effect on the setting of the Conservation Area and wider setting of Listed Buildings. It may be possible to accommodate a much smaller development on part of the site. enhancement	
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes	
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – the site forms an important part of the setting of the Conservation Area and Grade II 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. It may be possible to accommodate a much smaller development on part of the site.	
CLIMATE CHA			LAMBER OF LATER AND A	
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 Zone 3 (or other form of flood risk incapable of appropriate mitigation).	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	

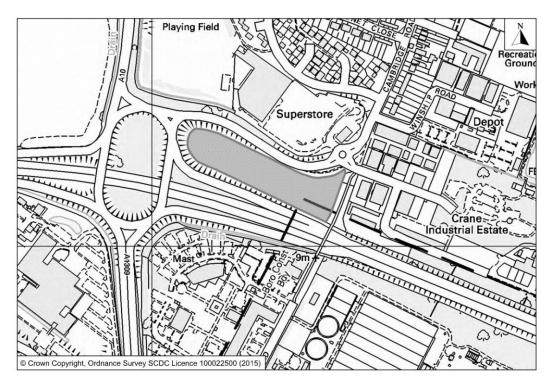
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	OTTELIA - TIMIT OF OFFICE PROVISION
Facilities	sports facilities?	0.3km ACF from centre of the site to
1 aciiitics	Sports facilities:	Willingham Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	ORELIV = 4400m or orisite provision
1 aciiiles	for children and	369m ACF from centre of the site to
	teenagers?	Willingham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER = No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of piter of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	<u> </u>
Local Centre	District or Local	268m from nearest centre ACF (Willingham,
Local Ochiro	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	IX = >000III
Ochilo	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7 = 400 000m
OCIVICO	centre or GP	482m ACF from centre of site to The
	service?	Surgery, Willingham
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
. acimaco	of key local	canciación y maganom proposoay.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	It may be possible to integrate a smaller
	communities?	development on part of the site.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of

	T	
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	-	
	deprived wards of	
Oh an a 'a a	Cambridge?	ODEEN No West successful to 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	NED - ZOMII
Accessibility		9 1km ACE from control of site to South
	employment	8.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
<u> </u>	ļ	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntics	level of investment	sufficient.
		Sumoicill.
	in key community	Davidanment con use suisting consisting
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
25,2500,	capacity?	and the second s
	Supuoity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
D: (Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	484m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	-
School	school?	4.6km ACF from centre of site to Swavesey
2011001		Village College.
TRANSPORT	1	vinage Conege.
	\\/\batter====f====1:	DED. No eveline energialem and a such la
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
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		GG = Within 400m (6) 265m to nearest bus stop ACF (Willingham, Osborn Close)
Frequency of Public Transport Public		R = Hourly service (2) Hourly service (Citi 5) R = 41 to 50 minutes (2)
transport journey time to City Centre		44 Minutes (Willingham, Osborn Close to Cambridge, Emmanuel Street)
Distance for cycling to City Centre		G = 5km to 10km (4) 8.63km ACF to St. Ives
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 11,361m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. The
		Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. It is unclear whether appropriate access can be secured to the site.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SCEM1			
Consultation Reference numbers:			
Site name/address: Land between A14 and Milton, Milton			

Мар:



Site description: Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.

Current use(s): Open grass and scrubs

Proposed use(s): Employment development

Site size (ha): South Cambridgeshire: 1.79 ha.

Potential residential capacity: N/A

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

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Air quality issues associated with the A14 but likely to be capable of appropriate mitigation for employment development.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 986m ACF from edge of site to AQMA, 14m 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 Noise issues associated with the A14 but likely to be capable of appropriate mitigation for employment development.
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)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		dome ved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		000000000000000000000000000000000000000
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		The site has been identified as important in
	landscape		maintaining a green wedge between
	character?		Cambridge and Milton. The site has a
	Character:		distinctive green character having mature
			trees along all of its boundaries and forms a vital function.
Townsoons	Will it maintain and		
Townscape			RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Site is important for maintaining the
	townscape		separation and setting of Milton.
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		The site has been identified as important in

	1		
	Green Belt		maintaining a green wedge between
	purposes?		Cambridge and Milton. The site has a
			distinctive green character having mature
			trees along all of its boundaries and forms a
			vital function.
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tichtage	enhance sites,		such buildings, sites or features, and there
	features or areas of		
			is no impact to the setting
	historical,		
	archaeological, or		
	cultural interest		
	(including		
	conservation		
	areas, listed		
	buildings,		
	registered parks		
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		теления поли оприд
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 lood Hiok	lo one at nood not.		ORELIV Flood Zolle 17 low flor
HUMAN HEALT	H AND WELL BEING)	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		promote change
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Site is not proposed for housing
Facilities	sports facilities?		Site is not proposed for nodsing
	How far is the		CDEEN = <400m or anaita provision
Distance: Play Facilities			GREEN = <400m or onsite provision
racilities	nearest play space		Site is not proposed for housing
	for children and		
0	teenagers?		AMPED. No loop and
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		
	centre?		
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
	1 2.0, 22		

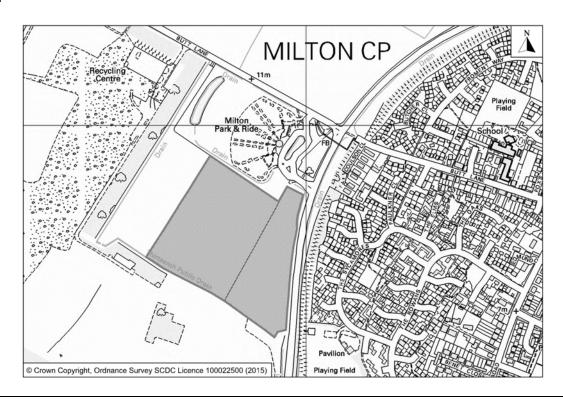
Distance OD	I I a fa a !a Ala a	D > 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	
IZan Lanal	service?	ANDED No insured surfacilities (su
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs etc?)	
Community	· /	CREEN - Dayolanment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to
racilities	engagement in	the loss of any community facilities or replacement / appropriate mitigation
	community	possible
	activities?	possible
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	Site is surrounded by roads, including the
	communities?	busy A14 and A14 / A10 junction.
ECONOMY		and for the second seco
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	
	vitality and viability	
	of Cambridge,	
	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
Frankrissis	Manda	Site is proposed for employment
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	Site is proposed for employment
	employment land,	
	or deliver new	

	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	Sumoient
	, ,	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
. ,	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	
CONOCI	3011001:	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	SCHOOLS	Site is not proposed for nousing
	Mhat tura of avala	AMDED - Madium quality off road noth
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	Site is adjacent to the Jane Costen Cycle
	accessible near to	Bridge and routes into the City centre.
	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)
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	Total score 21
Score (SCDC)	been developed to	
(,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Gritcha Delow.	GG = Within 400m (6)
stop / rail		
station		A = 20 minute frequency (2)
Frequency of		A = 30 minute frequency (3)
		00 00 11 1 (0)
		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
•		· ·
•		Cambridge, Drummer Street)
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
	from an existing or	3997m ACF from centre of the site to
Station	proposed train	
Distance for cycling to City Centre Distance: Railway	from an existing or	R = >800m

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

Site Information		
Development Sequence	Employment Site	
Site reference number(s): SCEM2		
Consultation Reference numbers:		
Site name/address: West of the A10 and south of the Park & Ride, Milton		

Мар:



Site description: Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton.

The land comprises and open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.

Current use(s): Agricultural land

Proposed use(s): Employment development

Site size (ha): South Cambridgeshire: 9.5 ha.

Potential residential capacity: N/A

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

		aita huttha maianitu af tha aita ia Onada O
	best and most versatile	site but the majority of the site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	AMBER = Site or a significant part of it falls
Willerais	sterilisation of	within an allocated or safeguarded area,
	economic mineral	development would have minor negative
	reserves?	impacts
		The site is adjacent to Milton Landfill and is
		within its Waste Consultation Area.
		Development within this consultation area
		must not prejudice existing waste
		management operations.
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	Development could impact on air quality,
	impact/worsening	with minor negative impacts incapable of
	of air quality?	mitigation. The site is located close to the
		Councils' Air Quality Management Area and
		the proposed development is of a significant
AQMA	Is the site within or	size to have an impact on air quality. AMBER = <1000m of an AQMA, M11 or
AQIVIA	near to an AQMA,	A14
	the M11 or the	792m ACF from edge of site to AQMA.
	A14?	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	Some possible noise from the A14 and
	problems if the site	neighbouring operational landfill, waste
	is developed, as a	disposal and recycling site. Odour from the
	receptor or	adjacent landfill site and Household Waste
	generator	Recycling Centre would have a significant
	(including	negative impact in terms of health and well-
	compatibility with	being and a poor quality living environment
	neighbouring	and possible nuisance.
Contamination	uses)? Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	ti lo olto .	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination. The
		site is adjacent to a known landfill site,
		therefore investigation will be required
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to affect water 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
Siles	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity?		
	1 0		
	(Including International and		
l			
	locally designated		
Diadicamite	sites)		AMPER. Development would be use
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		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Significant negative impact (development
	landscape		conflicts with landscape character, with
	character?		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.
	I .		· · · · · · · · · · · · · · · · · · ·

		[
	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	conflicts with townscape character, with
	character, including	significant negative impacts incapable of
	through	mitigation) - development of this site would
	appropriate design	result in built development in an area
	and scale of	characterised by agricultural buildings and
	development?	individual dwellings.
	What effect would	
		RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	Significant negative impact (development
	Green Belt	conflicts with landscape character, with
	purposes?	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.
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,	Neutral impact (existing features retained,
	•	
	archaeological, or	or appropriate mitigation possible).
	cultural interest	Archaeological potential will require further
	(including	information but the assumption for a neutral
	conservation	impact is that it is likely appropriate
	areas, listed	mitigation can be achieved through the
	buildings,	development process.
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAN	,	
	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	10110 Wasioo Wadia appiy
	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 1000 KISK	is site at 11000 HSK?	
		Flood Zone 1 and no drainage issues that
	LAND WELL BEILD	cannot be appropriately addressed
	H AND WELL BEING	 ODEEN
	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?	
	How far is the	GREEN = <1km or onsite provision
	nearest outdoor	Site is not proposed for housing
·	sports facilities?	0.4km ACF from centre of the site to Milton
. dominos	ישטונט ומטווונוטט:	Recreation Ground.
	l	
Dictance: Play	How for ic the	
,	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities		GREEN = <400m or onsite provision

	T	
Gypsy 9	Will it provide for	AMRER - No Impact
Gypsy & Traveller	Will it provide for	AMBER = No Impact
rraveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	D
Distance:	How far is the site	R = >800m
District or	from the nearest	870m of nearest centre ACF (Milton, High
Local Centre	District or Local	Street)
Dietones City	centre?	D . 000m
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	889m ACF from centre of site to Milton
Service	centre or GP	Surgery.
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	No facilities lost, and no new facilities
	services and	proposed directly as a result of the
	facilities including	development. The proposal involves the
	health, education	loss of an area of the golf course but all
	and leisure (shops,	other facilities are being retained.
	post offices, pubs	outer radinated and being retained.
	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	Site separated from the village facilities and
	communities?	services by the busy A10.
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	

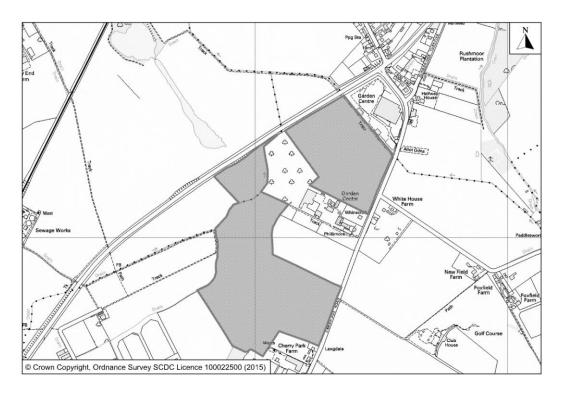
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	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,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Minor utilities infrastructure improvements
	services and	required, but constraints can be addressed.
	infrastructure,	There is insufficient spare mains water
	including	capacity within the distribution zone to
	•	
	communications	supply the number of proposed properties
	infrastructure and	which could arise if all the SHLAA sites
	broadband?	within the zone were to be developed. The
		sewerage network is close to capacity.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	736m ACF from centre of site to Milton C of
		E Primary School
Distance:	How far is the	G = Within 1km (or site large enough to
		provide new)
Secondary School	nearest secondary school?	
SCHOOL	2010014	Site is not proposed for housing
		2.2km ACF from centre of site to Impington
		Village College.
TRANSPORT	T	
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	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	301 ¥100
	of site)?	

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station		GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public Transport		GG = 10 minute frequency or better (6) 10 minute service (99 P&R service)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for cycling to City Centre		GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 3,943m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM5	
Consultation Reference numbers:	

Site name/address: Land North of Melbourn South of the A10

Мар:



Site description: Large arable fields located to the north east of Melbourn. The site lies between the A10(S) and Cambridge Road, on either side of a camping and caravan site. A garden centre lies to the north east and the site is surrounded on all other sides by large arable fields.

Current use(s): Arable fields

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 33.5 ha.

Potential residential capacity: N/A

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile	AMBER = Minor loss of 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		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the A10 and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14. 13,696m ACF from edge of site to AQMA. 14,559m ACF from edge of site to A14. 6,488m ACF from edge of site to M11.
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
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	T., , ,		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Disali seri	sites)		AMPED
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		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can be retained or appropriate mitigation will be
	help deliver habitat restoration (helping		achieved through the development process.
	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		There are two protected trees situated on
	by a Tree		the road frontage of White House farm,
	Preservation Order		Melbourn
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
I ANDSCADE	TOWNSCADE AND O	III TIID AI III	development process.
	TOWNSCAPE AND C	ULTUKAL HI	ERITAGE
Landscape	WILL IT MICHARDING COC		DED - Significant pogetive impact on
	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	enhance the diversity and		o i
	enhance the diversity and distinctiveness of		landscape character, no satisfactory
	enhance the diversity and distinctiveness of landscape		landscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character?		landscape character, no satisfactory mitigation measures possible.
Townscape	enhance the diversity and distinctiveness of landscape		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory
Townscape Green Belt	enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		landscape character, no satisfactory mitigation measures possible. RED = Significant negative impact on townscape character, no satisfactory

the development of		impact on Green Belt purposes
Green Belt		
purposes?		
		GREEN = Site does not contain or adjoin
		such buildings, sites or features, and there
features or areas of		is no impact to the setting
historical,		
(including		
conservation		
areas, listed		
buildings,		
•		
monuments)?		
Will it support the		AMBER = Standard requirements for
		renewables would apply
Is site at flood risk?		GREEN = Flood Zone 1 / low risk
		Parts of the site are within Flood Zones 2
		and 3 and will require careful mitigation.
	j	
		GREEN = Assumes minimum on-site
		provision to adopted plan standards is
		provided onsite
		GREEN = <1km or onsite provision
		Site is not proposed for housing
		GREEN = <400m or onsite provision
		Site is not proposed for housing
•		
•		AMBER = No Impact
the		
needs of Gypsies		
and Travellers and		
Travelling		
Showpeople?		
How far is the site		R = >800m
from the nearest		
District or Local		
District or Local centre?		
District or Local		R = >800m
District or Local centre? How far is the site from edge of		R = >800m
District or Local centre? How far is the site from edge of defined Cambridge		R = >800m
District or Local centre? How far is the site from edge of		R = >800m
	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? H AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	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? H AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest

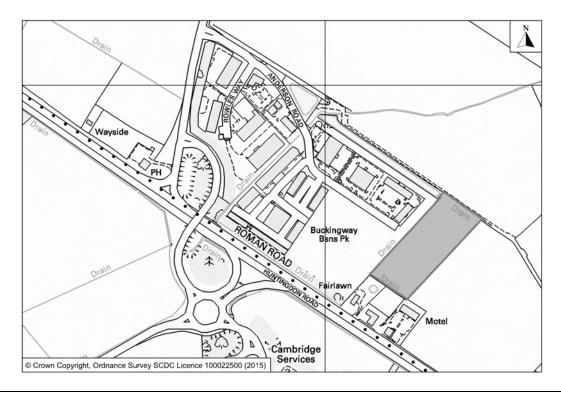
	T () 10	
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	proposed directly as a result of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No facilities lost, and no new facilities
		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	Large site, isolated and not well related to
	communities?	the existing built-up area.
ECONOMY		<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
()	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	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
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	

	omployment land?	
Litilities	employment land?	CDEEN - Eviating infrastructure literates
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, and a second control of the second control
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total score 15
Score (SCDC)	been developed to	
(0000)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	. sa. ctoria polotti	G = Within 600m (4)
stop / rail		
station		
Frequency of		R = Hourly service (2)
Public		11 Tiddity Scrivice (2)
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		
City Centre		
Distance for		A = 10km to 15 km (3)
cycling to City Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	1,560m ACF from centre of the site to Meldreth Station
Station	proposed train	IVICIUI CIALIUII

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

Site Information		
Development Sequence	Employment Site	
Site reference number(s): SCEM7		
Consultation Reference numbers:		
Site name/address: Land adjoining Buckingway Business Park, Swayesey		

Мар:



Site description: Small arable field adjacent to the Buckingway Business Park. Site lies to the east of Buckingway Business Park and north of the A14 and service area. The site is surrounded on other sides by agricultural land.

Current use(s): Agriculture

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 2.1 ha.

Potential residential capacity: N/A

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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIII ICI AIS	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	16361763:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	'
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14.
	the M11 or the	100m ACF from edge of site to A14.
	A14?	9
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Some possible noise from the A14 and
	problems if the site	neighbouring commercial uses
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
Contamination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Contamination	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	Development unlikely to affect water 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		ODEEN December 1 1 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, 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		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		domorou unough uno dovolopinom processi.
	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		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Illinastructure	and green spaces,		of appropriate mitigation
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
			Assumptions for a neutral impact include
	green infrastructure?		· · · · · · · · · · · · · · · · · · ·
	illiastructure?		that appropriate design and mitigation
			measures would be achieved through the
			l develonment process
LANDSCAPE	 TOWNSCAPE AND C	UI TURAL HI	development process.
·	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
LANDSCAPE, Landscape	Will it maintain and	ULTURAL HI	ERITAGE GREEN = No impact (generally compatible,
·	Will it maintain and enhance the	ULTURAL HI	ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
·	Will it maintain and enhance the diversity and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
·	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
·	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible,
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive
Townscape Green Belt	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes?	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or provide minor improvements
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin
Townscape Green Belt	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites,	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there
Townscape Green Belt	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin
Townscape Green Belt	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites,	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there

	cultural interest	
	(including	
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAI	·	
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable	renewables would apply
	energy resources?	Terrewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
FIOOU KISK	is site at 11000 fisk?	
		Flood Zone 1 and no drainage issues that
	III AND WELL DEING	cannot be appropriately addressed
	TH AND WELL BEING	ODEEN Account of the last
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	Site is not proposed for housing
Facilities	sports facilities?	
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	Site is not proposed for housing
	for children and	
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	<u>-</u>
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	1. – 2000III
Local Centre	District or Local	
Local Ocilie	centre?	
Distance: City	How far is the site	R = >800m
Centre	from edge of	IX = 2000III
Ochuc	defined Cambridge	
	_	
Distance: GP	City Centre? How far is the	R = >800m
		N = >0UUIII
Service	nearest health	
	centre or GP	
14 1 1	service?	AMPED N
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	proposed directly as a result of the
	facilities including	development.
	health, education	

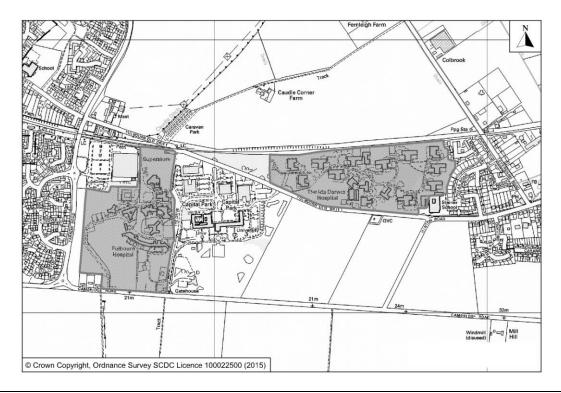
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	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	engagement in	replacement / appropriate mitigation
		possible
	community	•
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
Communico	with existing	Adjacent to an existing business park
	communities?	Aujacent to an existing business park
	communities?	
ECONOMY	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
,	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	· · · · · = · · · · · · · · ·
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	RED = >3km
	centre?	AMBER = 1-3km
	Centre!	
		GREEN = <1km or allocation is for or
		includes a significant element of
		employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	1 301 11000 unu	

	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
' '	capacity?	Site is not proposed for housing
	1 1 1	3
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	3
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT		- Cita io not propodod for flodding
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Sycio Rodios	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the site?	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
HQFI	_	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)?	DED. Coors O Afrons A oritorio holoss
	Scoring	RED = Score 0-4 from 4 criteria below
Transport	mechanism has	Total score 3
Score (SCDC)	been developed to	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR= Beyond 1,000m (0)
stop / rail		
station		
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		RR= Greater than 50 minutes (0)
transport		
journey time to		
City Centre		
Distance for		A = 10km to 15 km (3)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	13,036 ACF from centre of the site to

Station	proposed train station?	Cambridge Station
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Site does not appear to have access to the highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SP/9 / E/7		
Consultation Reference numbers:		
Site name/address: Fulbourn & Ida Darwin Hospitals		

Мар:



Site description: Fulbourn Hospital and Ida Darwin Hospital lie within the Cambridge Green Belt, between Cambridge and Fulbourn village. The sites adjoin the western end of Fulbourn and are currently developed to a low density in landscaped grounds.

A Policy allowing for the redevelopment of the Fulbourn and Ida Darwin Hospitals sites was originally included within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/9. Policy SP/9 has been carried forward into the Local Plan as Policy E/7.

Current use(s): Hospitals

Proposed use(s): Redevelopment of the existing built footprint of the Ida Darwin Hospital into a different configuration, comprising residential and transfer of part of the building footprint to the Fulbourn Hospital site.

Site size (ha): South Cambridgeshire: 26.91 ha

Potential residential capacity: 250 - 275 dwellings

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	
	developed	
	land?	

Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	AMBER = Site lies near source of air
7 th Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	The site is not located within an area that
	impact/worsening	experiences poor quality. However,
	of air quality?	residential development could lead to an
		increase in local traffic. It is anticipated that
		some traffic generated by the development
		that will use local roads to enter and exit
4014:	1 0 9 99	Cambridge which is an AQMA.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation
	and vibration	The site is adjacent to a railway line.
	problems if the site	However, the policy requires that
	is developed, as a	investigation into noise pollution and
	receptor or	vibration is investigated and attenuated as
	generator	necessary.
	(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
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Land contamination must be investigated
		and remediated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	The site is also in a Groundwater Protection
	of the water	Zone and appropriate measures will be
DIODIV/7704	environment?	needed to protect the environment
BIODIVERSITY		ODEEN - Dagg met og met in in met edit og st
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites designated for	recognised as containing protected species, or local area will be developed as
	T acsiditated tot	or local area will be developed as

	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
			network links
	fragmentation,		
	enhance		he site is generally of low ecological
	native species, and		sensitivity and developers will be required to
	help deliver habitat		undertake ecological surveys and
	restoration (helping		monitoring prior to the commencement of
	to achieve		construction and propose a Biodiversity
	Biodiversity Action		Strategy for the protection and
	Plan targets, and		enhancement of biodiversity that
	maintain		establishes which areas will be protected
	connectivity		and enhanced, and appropriate mitigation
	between green		measures. Reducing development on the
	infrastructure)?		Ida Darwin site will enable enhancement.
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
Green	(TPO)?		AMPED - No significant apportunities or
	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Opportunity to deliver a green wedge, and
	and access to		enhanced countryside access.
	green		
	infrastructure?		
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	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		Potential for this to have positive
	character?		implications by the removal of all buildings
	GIAIAGIGI :		from the western part of the site, and the
			creation of an area of open countryside
			character which could help increase the
-	1A/:II :(: . : : :		openness of the Green Belt.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		Potential for this to have positive
	character, including		implications by the removal of all buildings
	through		from the western part of the site, and the
I			p

		•	
	appropriate design		creation of an area of open countryside
	and scale of		character which could help increase the
	development?		openness of the Green Belt.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		Potential for this to have positive
	Green Belt		implications by the removal of all buildings
	purposes?		from the western part of the site, and the
	r · r · · · · ·		creation of an area of open countryside
			character which could help increase the
			openness of the Green Belt.
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tiomago	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		Development on Fulbourn Hospital site will
	archaeological, or		need to consider impact on the Fulbourn
	cultural interest		Hospital Conservation area. There is a
	(including		scheduled monument north of the Ida
	conservation		Darwin site. Archaeology will require
	areas, listed		mitigation.
	buildings,		Tinagaacii.
	registered parks		
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		теления поли опри
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood zone 1 (low Risk). Known high water
			table will require mitigation.
HUMAN HEALT	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Creation of a green wedge.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Assume onside provision as site of over 200
Facilities	sports facilities?		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		Assume onside provision as site of over 200
	for children and		dwellings, which would be required to
	teenagers?		deliver on site facilities to meet policy.
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

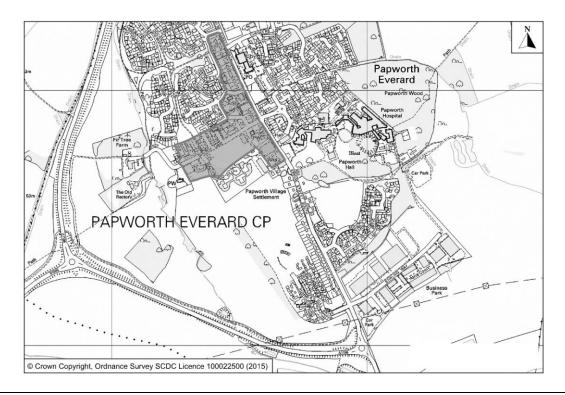
	_	
District or Local Centre	from the nearest District or Local centre?	Ida Darwin site around 1,200m from village centre of Fulbourn
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,230m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). Will support continued operation of the hospital, through site rationalisation.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
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
Employment -	How far is the	AMBER = 1-3km

Accessibility	nearest main	1.0km ACF from centre of the site to South
Accessibility		Cambridgeshire 011B (Fulbourn, including
	employment centre?	
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	Will support continued operation of the
	employment land,	hospital, through site rationalisation.
	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	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	School capacity not sufficient, but
	oupdoity.	significant issues can be adequately
		addressed
Distance:	How far is the	R =>800m
Primary	nearest primary	1,289m ACF from centre of site to Bewick
School	school?	· ·
	How far is the	Bridge Primary School, Cherry Hinton. A = 1 to 3 km
Distance:		2.6km ACF from centre of site to Netherhall
Secondary School	nearest secondary school?	School.
TRANSPORT	5010019	Sci 1001.
	What type of cycle	AMPED - Modium quality off road noth
Cycle Routes	routes are	AMBER = Medium quality off-road path.
	accessible near to	
LIODT	the site?	ODEEN High worlds much lie to a great
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	ODEEN O 15 10 1 1 1 1 1 1 1
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total score 15
Score (SCDC)	been developed 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		Bus stop on site frontage
station		
Frequency of		A = 30 minute frequency (3)
Public		Citi1 provides 30 minute service
Transport		·
Public		A = 41 to 50 minutes (2)

transport		Around 45 minutes
journey time to		
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		6km
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	4,408m ACF from centre of the site to
Station	proposed train	Cambridge Station.
	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): SP/10 / H/3			
Consultation Reference numbers:			
Site name/address: Papworth Everard West Central			

Мар:



Site description: The site comprises land on both sides of Church Lane, to the south of the church, and fronting onto Ermine Street North. It encompasses a mix of residential uses and redundant industrial units.

The site was allocated in the South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/10. Policy SP/10 has been carried forward into the Local Plan as Policy H/3.

Current use(s): Residential and redundant industrial units

Proposed use(s): Mix of uses including community uses, employment and housing.

Site size (ha): South Cambridgeshire: 8.55 ha

Potential residential capacity: 66 dwellings on land south of Church Lane, up to 2 dwellings on the Catholic Church site.

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	Policy supports reuse of previously
	use of previously	developed land in the centre of the village
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not

	1	
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse 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)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Former uses will require mitigation.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	1 •		<u> </u>
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadivaraity	sites) Would		AMPED - Development would have a
Biodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		
	enhance		mitigation Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		deficed 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		The site contains a number of individual
	by a Tree		protected trees, particularly to the Ermine
	Preservation Order		Street North road frontage. There are two
	(TPO)?		groups of protected trees along Church
			Lane, including a large group within the
Croon	Mill it improve		southern boundary of the site.
Green Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or loss of existing green infrastructure capable
iiiiasiiuciure	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE. 1	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
- 1	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
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		Opportunity to improve brownfield sites in
	character, including		the centre of the village in a coordinated
	through		way.
	appropriate design		
	and scale of		
Croop Dolt	development?		CDEEN - No import or Minor positive
Green Belt	What effect would		GREEN = No impact or Minor positive

	1	
	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,	Part of area is a conservation area, and
	archaeological, or	includes the listed Church. Policy will
	cultural interest	provide opportunities to improve the setting
	(including	of this area.
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		 AMPED OL L.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
E	energy resources?	00550
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
	TH AND WELL BEING	LODEEN
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	
Distance:	space? How far is the	CDEEN = <1km or anaita provision
	nearest outdoor	GREEN = <1km or onsite provision 0.5km ACF from centre of the site to
Outdoor Sport Facilities	sports facilities?	Papworth Everard Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	370m ACF from centre of the site to land
racilities	for children and	
	teenagers?	south of Dockwra Road, Papworth Everard.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	
	centre?	
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	399m ACF from centre of site to Surgery,
1	centre or GP	Papworth Everard.

	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?)	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 Policy seeks community facilities, and seeks to enhance the village centre.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	Does it address	AMPED - Net with in an alliance of the 400/
Deprivation (Cambridge)	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 Will support Papworth Everard Village centre.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of the site to South Cambridgeshire 008C (Papworth Hospital and village centre)
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 Policy seeks an element of employment development.

	omployment land?	
1 14:1:4:	employment land?	CDEEN - Eviation infractional likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	547m ACF from centre of site to Pendragon
School	school?	Community Primary School, Papworth
301001	301001:	Everard.
Distance:	How far is the	R = Greater than 3km
		3.8km ACF from centre of site to
Secondary	nearest secondary	
School	school?	Cambourne Village College.
TRANSPORT	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	DED. No suelling and delegation of a suella land
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	Total score 16
Score (SCDC)	been developed to	
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	7.5	GG = Within 400m (6)
stop / rail		Bus stops on Ermine Street near to parts of
station		the site.
Frequency of		R= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		13 Minutes from Papworth Everard to St.
journey time to		Ives
		IVCS
City Centre		C = Elem to 10lers (1)
Distance for		G = 5km to 10km (4)
cycling to City		7km to St.Ives
Centre		D 000
Distance:	How far is the site	R = >800m

Railway Station	from an existing or proposed train station?	8,906m ACF from centre of the site to St Neots Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

