Intended for

Cambridge City Council and South Cambridgeshire District Council

Date

November, 2015

Project Number

UK15-22172

CAMBRIDGE AND SOUTH CAMBRIDGESHIRE LOCAL PLANS

SA ADDENDUM REPORT

ANNEX 1 SITE ASSESSMENT PROFORMAS & SUMMARY RESULTS

Site Assessment Proformas & Summary Results

Introduction

The Sustainability Appraisals which accompanied the Submission Cambridge and South Cambridgeshire Local Plans considered a wide range of sites which could potentially be allocated to address identified development needs. This included sites that were considered through the plan making process and were eventually included in the Local Plans, and also sites which were tested but subsequently rejected.

This Sustainability Appraisal Addendum presents sites across the two districts on a like for like basis, including those located in the Green Belt on the edge of Cambridge. It aims to make comparison between sites in different locations more accessible, by presenting summary tables which include sites al locations in the development sequence.

Site assessment

This Sustainability Appraisal addendum document allows for a direct comparison of sites within each district on a like for like basis, using a revised joint site assessment proforma (see Appendix 6 in the SA Addendum Report) and the joint site assessment criteria used to complete the proforma is explained in Table 6.1 in the SA Addendum Report.

The spreadsheet draws the results together, so that sites can be easily compared.

Identification of sites

The sites tested reflect the sites identified in each Councils' Sustainability Appraisals which accompanied the Submission Local Plans, with the following exceptions:

- Sites tested which have subsequently gained planning permission; these sites are now part of existing commitments and will contribute towards meeting needs. A list of these sites in included in Appendix 8 in the SA Addendum Report.

- Edge of Cambridge sites have been considered in Appendix 3 of the SA Addendum, some site have been amalgamated as part of larger sites. Others have not been subject to assessment as development constraints mean they are not reasonable alternatives.

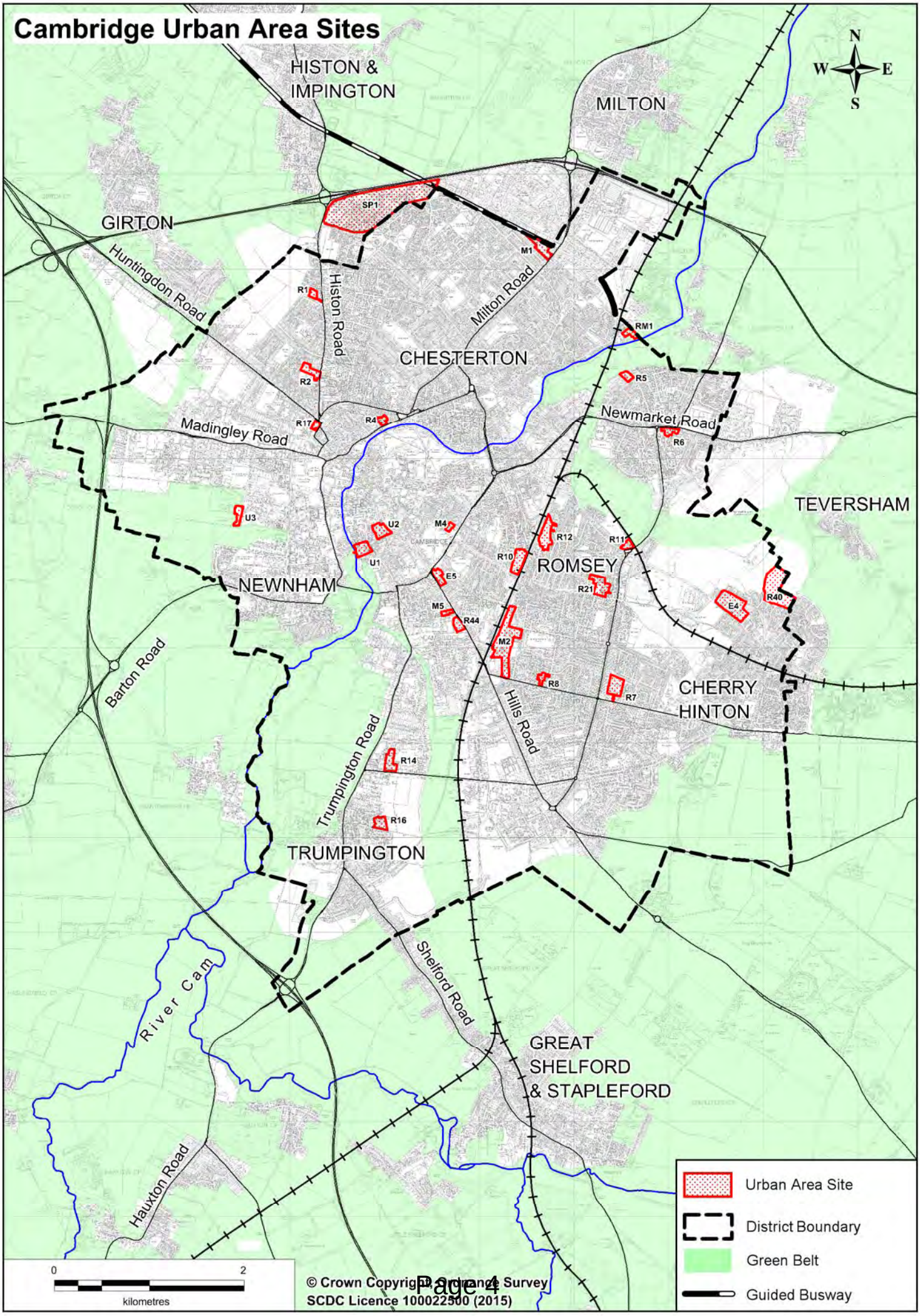
- New sites proformas are included for Land South of Cambridge Biomedical Campus, and the revised site north of Cherry Hinton.

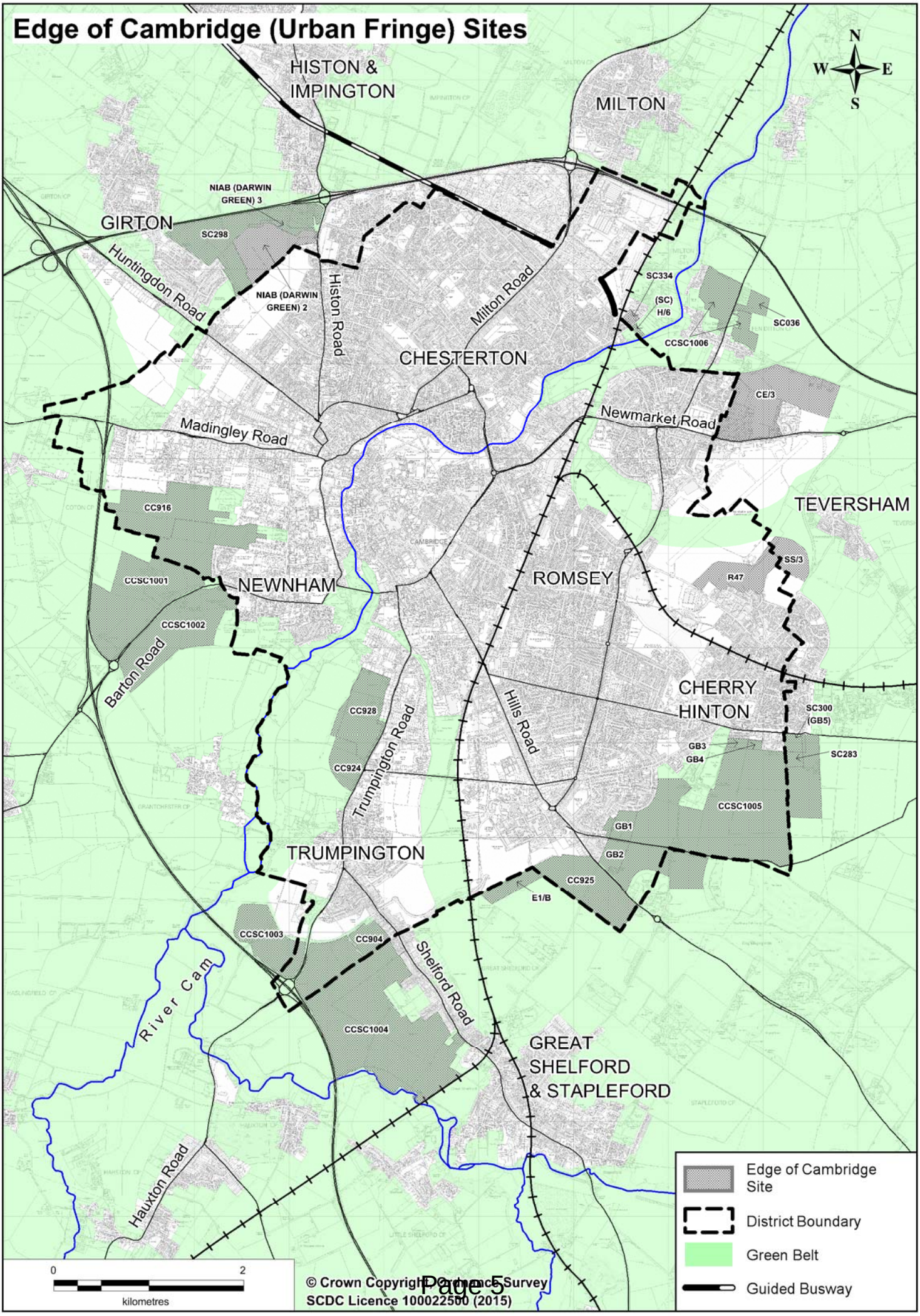
- Sites in Group and Infill Villages in South Cambridgeshire. These are discounted due to the availability of sufficient suitable sites higher up the development sequence which negates the need to consider sites for development in these less sustainable settlements.

Site assessment summary table

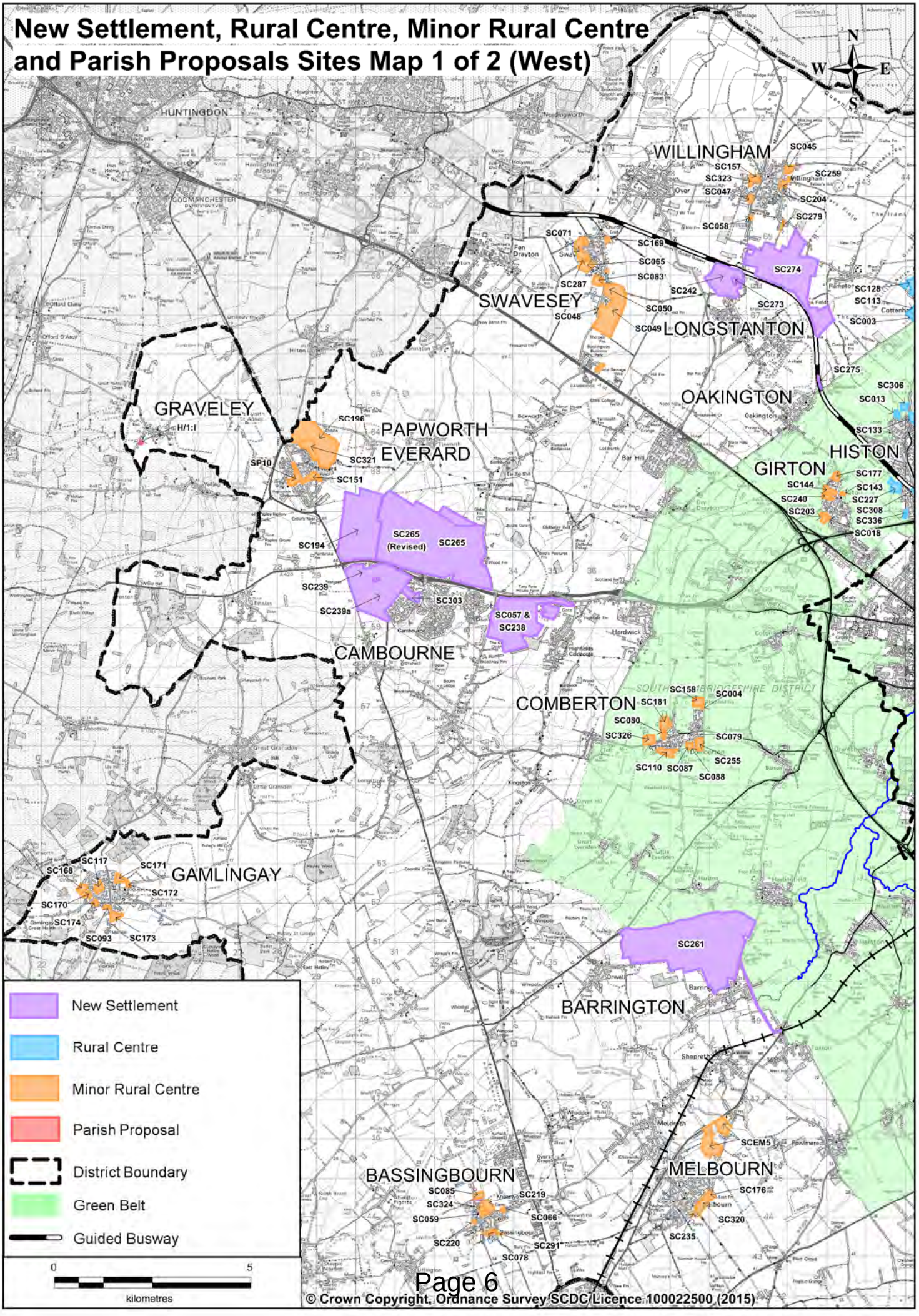
The following table summarises the results of the individual site assessment proforma for each of the sites. It includes the following information:

- Site number – the unique reference number of each site
- Location – the Ward in Cambridge, Broad Location (for sites with the Green Belt), or settlement in South Cambridgeshire.
- Site address
- Proposed use(s) – the use proposed by the site promoter(s) and/or allocated within the Local Plan
- Site Option Reference – the Site Option number used in the Issues and Options consultations and/or the Policy number for sites allocated in adopted Plans (sites with no reference were not identified as options in the Issues and Options documents)
- Policy Number (SC & CC) – the policy reference number for those sites proposed as allocations within the Cambridge or South Cambridgeshire Local Plans
- Site size – the site area (hectares) identified, by district
- Residential Housing Capacity – the number of dwellings the sites have been assessed as capable of delivering, taking into consideration site constraints.
- Development Sequence – which tier of the development sequence the site falls within (Urban Area of Cambridge, Edge of Cambridge, New Settlement, Rural Centre or Minor Rural Centre)

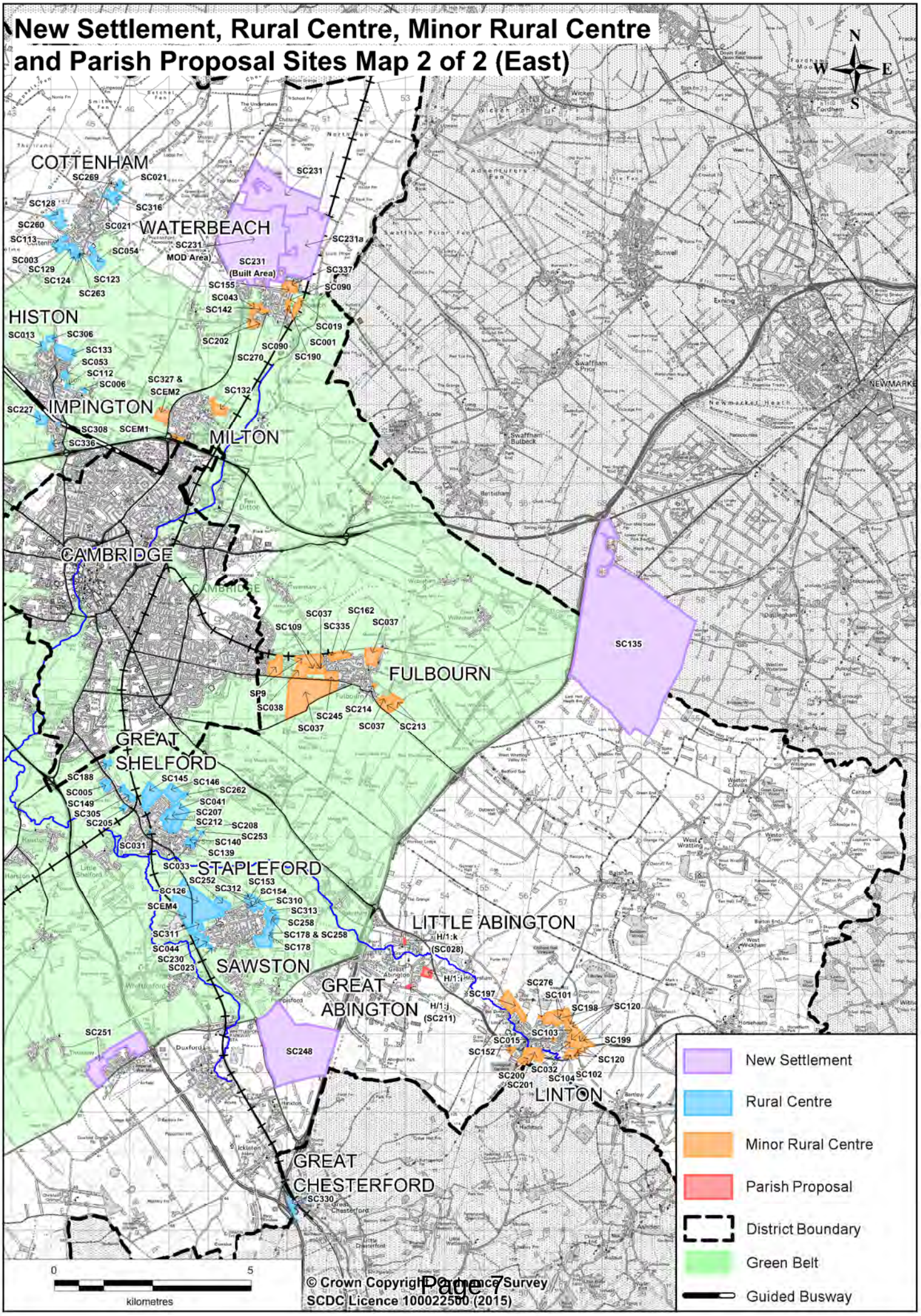

Cambridge Urban Area Sites
HISTON &
IMPINGTON
MILTON
GIRTON
Huntingdon Road
Histon Road
Milton Road
CHESTERTON
Madingley Road
Newmarket Road
TEVERSHAM
NEWNHAM
ROMSEY
Barton Road
CHERRY
HINTON
Hills Road
Trumpington Road
TRUMPINGTON
River Cam
Shelford Road
GREAT
SHELFORD
& STAPLEFORD
Hauxton Road
SP1
M1
R1
R2
R17
R4
RM1
R5
R6
U3
U2
U1
M4
R12
R11
R10
E5
R21
R40
E4
M5
R44
M2
R8
R7
R14
R16
N
W
E
S
0
2
kilometres
© Crown Copyright. Ordnance Survey
SCDC Licence 100022500 (2015)
Urban Area Site
District Boundary
Green Belt
Guided Busway


Edge of Cambridge (Urban Fringe) Sites
HISTON &
IMPINGTON
MILTON
N
W
E
S
NIAB (DARWIN
GREEN) 3
GIRTON
SC298
Huntingdon Road
NIAB (DARWIN
GREEN) 2
Histon Road
Milton Road
SC334
(SC)
H/6
SC036
CCSC1006
CHESTERTON
CE/3
Newmarket Road
Madingley Road
TEVERSHAM
CC916
SS/3
R47
CCSC1001
NEWNHAM
ROMSEY
CCSC1002
Barton Road
CHERRY
HINTON
SC300
(GB5)
CC928
Trumpington Road
Hills Road
GB3
GB4
SC283
CC924
CCSC1005
GB1
GB2
TRUMPINGTON
CC925
E1/B
CCSC1003
CC904
Shelford Road
River Cam
CCSC1004
GREAT
SHELFORD
& STAPLEFORD
Hauxton Road
Edge of Cambridge
Site
District Boundary
Green Belt
Guided Busway
0
2
kilometres
© Crown Copyright. Ordnance Survey
SCDC Licence 100022500 (2015)

New Settlement, Rural Centre, Minor Rural Centre and Parish Proposals Sites Map 1 of 2 (West)



© Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)


New Settlement, Rural Centre, Minor Rural Centre and Parish Proposal Sites Map 2 of 2 (East)
N
W
E
S
COTTENHAM
WATERBEACH
HISTON
IMPINGTON
MILTON
CAMBRIDGE
FULBOURN
GREAT SHELFORD
STAPLEFORD
SAWSTON
LITTLE ABINGTON
GREAT ABINGTON
LINTON
GREAT CHESTERFORD
NEWMARKET
SC231
SC231 (Built Area)
SC231 MOD Area)
SC231a
SC135
SC248
SC251
SC330
SCEM1
SCEM2
SCEM4
H/1:k (SC028)
H/1:j (SC211)
0
5
kilometres
© Crown Copyright Ordnance Survey
SCDC Licence 100022500 (2015)
New Settlement
Rural Centre
Minor Rural Centre
Parish Proposal
District Boundary
Green Belt
Guided Busway

Site Number	Location	Site Name / Address	Proposed Use(s)	Site Option Reference	Policy Number (SC & CC)	Site Size in Hectares (Ha)	Residential Housing Capacity (number of dwellings)	Development Sequence
R1	Arbury	295 Histon Road	Residential development	R1	SC/1 g & R1	SC 0, CC 0.711	32	Urban Area
R2	Arbury	Willowcroft, 137-143 Histon Road	Residential development	R2	SC/1 h & R2	SC 0, CC 1.59	78	Urban Area
R4	West Chesterton	Henry Giles House, Chesterton Road	Residential development	R4	SC/1 f & R4	SC 0, CC 0.775	48	Urban Area
R5	Abbey	Camfields Resource Centre and Oil Depot	Residential development	R5	(CC) R5	SC 0, CC 0.858	38	Urban Area
R7	Coleridge	The Paddocks, Cherry Hinton Road	Residential development	R7	(CC) R7	SC 0, CC 2.796	123	Urban Area
R8	Coleridge	149 Cherry Hinton Road & Telehpne Exchange Coleridge Road	Residential development	R8	(CC) R8	SC 0, CC 0.76	33	Urban Area
R10	Petersfield	Mill Road Depot and adjoining properties, Mill Road	Residential development	R10	(CC) R10	SC 0, CC 2.7	167	Urban Area
R11	Romsey	Horizon Resource Centre, 285 coldham's Lane	Residential development	R11	(CC) R11	SC 0, CC 0.82	40	Urban Area
R12	Romsey	Ridgeons, 75 Cromwell Road	Residential development	R12	(CC) R12	SC 0, CC 3.27	120	Urban Area
R14	Trumpington	BT telephone exchange and car park, Long Road	Residential development	R14	(CC) R14	SC 0, CC 2.012	76	Urban Area
R16	Trumpington	Cambridge Professionsl Development Centre, Foster Road	Residential development	R16	(CC) R16	SC 0, CC 3.15	50	Urban Area
R17	Castle	Mount Pleasant House	Residential development	R17	(CC) R17	SC 0, CC 0.57	50	Urban Area
M4	Market	Police Station, Parkside	Residential development	M4	(CC) M4	SC 0, CC 0.485	50	Urban Area
R40	Abbey	Land north of Teversham Drift (also referrered to as R22)	Residential development	R40	(CC) R22	SC 3.67, CC 8.79	SC 147, CC 351 (total 498)	Urban Area
R44	Trumpington	Betjeman House	Residential development	R44	(CC) R44	CC 1.17	156	Urban Area
M1	Kings Hedges	379-381 Milton Road	Mixed use sites	M1	(CC) M1	SC 0, CC 2.413	40	Urban Area
M2	Coleridge	Clifton Road Area	Mixed use sites	M2	(CC) M2	SC 0, CC 9.43	555	Urban Area
M5	Trumpington	82-88 Hills Road and 57 - 63 Bateman Street	Mixed use sites	M5	(CC) M5	SC 0, CC 0.58	20	Urban Area
R6	Abbey	636-656 Newmarket Road, Holy Cross Church, East Barnwell Community Centre and Meadowlands, Newmarket	Mixed use sites	R6	(CC) R6	SC 0, CC 1.01	75	Urban Area
R21	Romsey	315-249 Mill Road and Brookfields	Mixed use sites	R21	(CC) R21	SC 0, CC 2.87	128	Urban Area
E4	Cherry Hinton	Church End Industrial Estatem Rosemary Lane	Employment	E4	(CC) E4	SC 0, CC 6.621	0	Urban Area
E5	Trumpington	1 and 7-11 Hills Road	Employment	E5	(CC) E5	SC 0, CC 1.401	0	Urban Area
U1	Market	Old Press/Mill Lane site	University	U1	(CC) U1	SC 0, CC 2.004	0	Urban Area
U2	Market	New Museums, Downing Street	University	U2	(CC) U2	SC 0, CC 1.971	0	Urban Area
U3	Newnham	Grange Farm, off Wilberforce Road	University	U3	(CC) U3	SC 0, CC 1.22	0	Urban Area
RM1	East Chesterton	Fen Road	Residential Moorings	RM1	(CC) RM1	SC 0, CC 0.988	0	Urban Area
Policy SP/1	Orchard Park	Orchard Park - remaining land parcels	Residential	SP/1	(SC) SS/1	SC 32.29, CC 0	140 and 80	Urban Area
CCSC1001	Newnham (Broad Location 2)	Land North of Barton Road (Developer Proposal)	Mixed Use			SC 164.11, CC 156.96	1500	Edge of Cambridge
CCSC1002	Newnham (Broad Location 1)	Land South of Barton Road (Developer Proposal)	Mixed Use			SC 58.45, CC 0	1000	Edge of Cambridge
CCSC1003	Trumpington (Broad Location 4)	Land South of Trumpinton Meadows (Developer Proposal)	Mixed Use			SC 27.56, CC 4.65	500	Edge of Cambridge
CCSC1004	Great Shelford (Broad Location 5)	Land South of Addenbrooke's Road (Developer Proposal	Mixed Use			SC 145, CC 45	1250	Edge of Cambridge
CCSC1005	Fulbourn (Broad Location 7)	Land between Babraham Road and Fulbourn Road (Developer Proposal	Mixed Use			SC 53.97, CC 116.55	3000 to 4000	Edge of Cambridge
CCSC1006	Fen Ditton (Broad Location 9)	Land at Fen Ditton (Developer Proposal)	Mixed Use			SC 74.99, CC 0	400 to 500	Edge of Cambridge
E1/B	Great Shelford (Broad Location 6)	Land to south of Addenbrooke's Road between Babraham Road and Shelford Road	Employment		(SC) E1/B	11.39	0	Edge of Cambridge
CC916	Newnham (Broad Location 1)	Grange Farm	Residential			SC 0, CC 44.03	991 to 1486	Edge of Cambridge
CC924	Trumpington (Broad Location 3)	Land West of Trumpington Road	Residential			CC 45.03	1019 to 1529	Edge of Cambridge
CC928	Trumpington (Broad Location 3)	Trumpington Road West amended	Residential			CC 32.8	1107	Edge of Cambridge
CC904	Trumpington (Broad Location 5)	Land East of Hauxton Road	Mixed use			CC 9.22	310	Edge of Cambridge
CC925	Queen Ediths (Broad Location 6)	Land South of Addenbrooke's and Southwest of Babraham Road	Residential			SC0, CC 39.08	896 to 1343	Edge of Cambridge
SC283	Fulbourn (Broad Location 7)	Land South of Cambridge Road Fulbourn, Cambridge	Residential			SC 6.62	132 to 199	Edge of Cambridge
CC929 (GB2)	Queen Ediths (Broad Location 7)	Land South of Worts' Causeway	Residential		(CC) GB2	SC 0, CC 6.8	230	Edge of Cambridge
CC930 (GB1)	Queen Ediths (Broad Location 7)	Land North of Worts' Causeway	Residential		(CC) GB1	SC 0, CC7.33	247	Edge of Cambridge
CC932 (GB3)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (2)	Employment		(CC) GB3	SC 0, CC 2.3	0	Edge of Cambridge
CC933 (GB4)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (1)	Employment or Residential		(CC) GB4	SC 0, CC 1.4	0	Edge of Cambridge
SC300 (GB5)	Fulbourn (Broad Location 7)	Fulbourn Road East	Employment		(SC) E/2 & GB5	SC 4.29, CC 0	0	Edge of Cambridge
SC036	Fen Ditton (Broad Location 9)	Land East of Horningsea Road, Fen Ditton (land South and East of 42 Horningsea Road, Fen Ditton)	Residential			SC 5.36, CC 0	120	Edge of Cambridge
SC298	Girton & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential and Commercial			SC 8.98, CC 0	360 to 447	Edge of Cambridge
Policy CE/3 / SS/3	Cambridge East (Broad Location 6)	Cambridge East - North of Newmarket Road and North of Cherry Hinton	Mixed Use	CE/3	(CC & SC) SS/3	61.56	1500 to 2000	Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 2) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential	SP/2	(SC) SS/2	SC 27.8, CC 0	900	Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 3) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential		(SC) SS/2	SC 3.16, CC 0	100	Edge of Cambridge
R47 and CE/3 / SS/3	Cambridge East (Existing Location)	Land North of Cherry Hinton	Residential		R47 & (SC) SS/3	SC 15.83, CC 31.00	SC 420, CC 780 (total 1200)	Edge of Cambridge
Site 334	Edge of Cambridge (Milton)	Cambridge, Fen Road	Residential			1.74	63	Edge of Cambridge
(SC) H/6	Edge of Cambridge (Milton)	Chesterton Fen Road, Milton	Residential Moorings		(SC) H/6	0.95	0	Edge of Cambridge
Site 242	Northstowe	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	Residential	1 (I&01)	(SC) SS/7	56.08	897	Northstowe
Site 273	Northstowe	Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	Residential		(SC) SS/7	1.84	66	Northstowe
Site 274	Northstowe	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway	Residential			202	1800	Northstowe
Site 275	Northstowe	Old East Goods Yard, Station Road, Oakington	Residential			0.59	16	Northstowe
Site 231	Waterbeach	Land north of Waterbeach	Mixed Use	2 (I&01)		558	10500	New Settlement
Site 231 (revised boundary)	Waterbeach	Land north of Waterbeach	Mixed Use		(SC) SS/5	407.3	8000 to 9000	New Settlement
Site 231 (Built Area)	Waterbeach	Land north of Waterbeach (Built area only)	Residential	4 (I&01)		58.15	930	Minor Rural Centre
Site 231 (MOD Area)	Waterbeach	Land north of Waterbeach (MOD only)	Mixed Use	3 (I&01)		280.2	7600	New Settlement
Site 057 & 238 (revised proposal)	Bourn	Bourn Airfield, Bourn	Mixed Use	5 (I&01)	(SC) SS/6	141.7	3000 to 3500	New Settlement
Site 135	Six Mile Bottom	Land at Six Mile Bottom	Mixed use			918.22	10000	New Settlement

Site 239 (revised boundary)	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1	Mixed use	17 (I&01)	(SC) SS/8	92	1200	Rural Centre
Site 303	Cambourne	Cambourne, land at Cambourne Business Park	Residential	H1 (I&O2)		7.33	165	Rural Centre
Site 239	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1	Mixed use	17 (I&01)		150.88	2250	Rural Centre
Site 194	Cambourne	Land north of A428	Mixed use			164.11	2626	New Settlement
Site 265	Cambourne	Land to the north of the A428	Mixed use			271.65	2500	New Settlement
Site 265 (Revised)	Cambourne	Land to the north of the A428 (Developer Proposal)	Mixed use			271.65	3500	New Settlement
Site 248	Hinxton	Hanley Grange, east of A1301 and west of A11	Mixed use			264.56	5000	New Settlement
Site 251	Heathfield	Land at Heathfield (north of Duxford Airfield)	Residential			60.11	962	New Settlement
Site 261	Barrington	Land at Barrington Quarry	Residential			404.99	3250	New Settlement
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	Residential	11 (I&01)		1.59	32	Rural Centre
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	Residential	12 (I&01)		0.5	14	Rural Centre
Site 133	Histon & Impington	Land at Buxhall Farm, Glebe Way, Histon	Residential	13 (I&01)		12.44	187	Rural Centre
Site 112	Histon & Impington	Land r/o 49-71 Impington Lane, Impington	Residential	14 (I&01)	(SC) H/1 d	1.82	20	Rural Centre
Site 114	Histon & Impington	Land north of Impington Lane, Impington	Residential	15 (I&01)	(SC) H/1 d	1.77	5	Rural Centre
Site 005	Great Shelford & Stapleford	Land off Cambridge Road, Great Shelford	Residential	18 (I&01)		3.96	89	Rural Centre
Site 258	Sawston	Land south of Babraham Road, Sawston	Residential	8 (I&01)		4.63	104	Rural Centre
Site 178 & 258 (revised boundary)	Sawston	Land south of Babraham Road	Residential	8&9 (I&01)	(SC) H/1 c	11.64	260	Rural Centre
Site 178	Sawston	Land east of Sawston	Residential	9 (I&01)		17.21	160	Rural Centre
Site 308	Histon & Impington	Histon, Land at Former Bishops Hardware Store	Residential	H2 (I&O2)		0.22	10	Rural Centre
Site 310	Sawston	Sawston, Dales Manor Business Park	Residential	H3 (I&O2)		2.06	47	Rural Centre
Site 311	Sawston	Sawston, land north of White Field Way	Residential	H4 (I&O2)		6.6	66	Rural Centre
Site 312	Sawston	Sawston, land at Former Marley Tiles Site, Dales Manor Business Park	Residential	H5 (I&O2)	(SC) H/1 a	10.7	200	Rural Centre
Site 313	Sawston	Land north of Babraham Road, Sawston	Residential	H6 (I&O2)	(SC) H/1 b	3.64	80	Rural Centre
Site 330	Great Chesterford	Great Chesterford, Land adjacent to Whiteways, Ickleton Road	Residential			3.9	88	Rural Centre
Site 305	Great Shelford	Great Shelford, Land east of The Hectare, Walden Way & Hobson Acre	Residential			3.54	63	Rural Centre
Site 031	Great Shelford & Stapleford	The Railway Tavern, Station Road, Great Shelford	Residential			0.12	13	Rural Centre
Site 033	Great Shelford & Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	Residential			1.91	52	Rural Centre
Site 041	Great Shelford & Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	Residential			16.93	254	Rural Centre
Site 139	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.8	63	Rural Centre
Site 140	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			0.72	15	Rural Centre
Site 141	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.08	47	Rural Centre
Site 145	Great Shelford & Stapleford	Land at Granhams Farm, Great Shelford	Residential			17.54	263	Rural Centre
Site 146	Great Shelford & Stapleford	Land at Hinton Way, Great Shelford	Residential			12.16	182	Rural Centre
Site 149	Great Shelford & Stapleford	Land at Marfleet Close, Great Shelford	Residential			0.82	17	Rural Centre
Site 188	Great Shelford & Stapleford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	Residential			1.8	49	Rural Centre
Site 205	Great Shelford & Stapleford	Land north-west of 11 Cambridge Road, Great Shelford	Residential			1.41	29	Rural Centre
Site 207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	Residential			10.04	151	Rural Centre
Site 208	Great Shelford & Stapleford	Land to the north of Gog Magog Way, Stapleford	Residential			0.32	7	Rural Centre
Site 212	Great Shelford & Stapleford	Land east of Hinton Way, Great Shelford	Residential			1.97	53	Rural Centre
Site 253	Great Shelford & Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	Residential			0.38	11	Rural Centre
Site 262	Great Shelford & Stapleford	Land at Hinton Way, Stapleford	Residential			1.21	33	Rural Centre
Site 306	Histon & Impington	Histon, Land west of 113 Cottenham Road	Residential			2.16	22	Rural Centre
Site 006	Histon & Impington	Land off Clay Close Lane, Impington	Residential			0.59	16	Rural Centre
Site 013	Histon & Impington	Land rear of 59 & 61 Cottenham Road, Histon	Residential			1.72	46	Rural Centre
Site 053	Histon & Impington	Mill Lane, Impington	Residential			1.35	32	Rural Centre
Site 227	Histon & Impington	Land off Villa Road, Histon	Residential			6.64	21	Rural Centre
Site 336	Histon & Impington	Impington, Land off Lone Tree Avenue	Residential			1.37	37	Rural Centre
Site 044	Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	Residential			6.57	149	Rural Centre
Site 126	Sawston	Land at Cambridge Road, Sawston	Residential			38.14	572	Rural Centre
Site 153	Sawston	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	Residential	6 (I&O1)		3.56	80	Rural Centre
Site 154	Sawston	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	Residential	7 (I&O1)		5.19	117	Rural Centre
Site 230	Sawston	Mill Lane, Sawston	Residential	10 (I&O1)		1.48	40	Rural Centre
Site 252	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	Residential			8.62	194	Rural Centre
SCEM4	Sawston	Land Adjacent Sawston Bypass	Employment			3.7	0	Rural Centre
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	Residential	21 (I&01)		0.76	21	Rural Centre*
Site 260	Cottenham	Land at Oakington Road, Cottenham	Residential	22 (I&01)		4.9	110	Rural Centre*
Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	Residential	23 (I&01)		2.87	65	Rural Centre*
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	Residential	24 (I&01)		4.4	99	Rural Centre*
Site 123	Cottenham	Land off Histon Road, Cottenham	Residential	25 (I&01)		0.83	17	Rural Centre*
Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	Residential	26 (I&01)		1.04	21	Rural Centre*
Site 125	Cottenham	Cottenham Sawmills, Cottenham	Residential	27 (I&01)		1.35	9	Rural Centre*
Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	Residential			10	225	Rural Centre*
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	Residential			26.61	175	Rural Centre*
Site 124	Cottenham	Cottenham Sawmills, Cottenham	Residential			1.35	27	Rural Centre*
Site 128	Cottenham	Land at Rampton Road, Cottenham	Residential			9.77	220	Rural Centre*
Site 241	Cottenham	The Woodyard, Cottenham	Residential			1.22	25	Rural Centre*
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	Residential			1.42	29	Rural Centre*
Site 316	Cottenham	Cottenham, Land to Rear of High Street	Residential			7.02	158	Rural Centre*
Site 152	Linton	Land east of Station Road, Linton	Residential	29 (I&01)		1.78	36	Minor Rural Centre
Site 171	Gamlingay	Land off Grays Road, Gamlingay	Residential	32 (I&01)		4.32	47	Minor Rural Centre
Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	Residential	33 (I&01)	(SC) H/1 f	4.09	92	Minor Rural Centre
Site 093	Gamlingay	Land at Mill Road, Gamlingay	Residential	34 (I&01)		1.18	24	Minor Rural Centre
Site 151	Papworth Everard	Papworth Hospital, Papworth Everard	Residential	45 (I&01)		5.23	118	Minor Rural Centre
Site 045	Willingham	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	Residential	46 (I&01)	(SC) H/1 g	3.41	48	Minor Rural Centre

Site 204	Willingham	Land to the rear of Green Street, Willingham	Residential	47 (I&01)		2.6	39	Minor Rural Centre
Site 001	Waterbeach	Land off Lode Avenue, Waterbeach	Residential	51 (I&01)		0.59	14	Minor Rural Centre
Site 202	Waterbeach	Land off Cambridge Road, Waterbeach	Residential	52 (I&01)		4.81	8	Minor Rural Centre
Site 320	Melbourn	Melbourn, land to the east of New Road	Residential	H7 (I&O2)		26.02	200	Minor Rural Centre
Site 176	Melbourn	East Farm, Melbourn	Residential	H8 (I&O2)		2.83	60	Minor Rural Centre
Site 331	Melbourn	East Farm	Residential	H8 (I&O2)		2.83	60	Minor Rural Centre
Site 235	Melbourn	36 New Road, Melbourn	Residential		(SC) H/1 e	0.71	14	Minor Rural Centre
Site 168	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	Residential			4.64	104	Minor Rural Centre
Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	Residential			1.88	38	Minor Rural Centre
Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	Residential			1.24	25	Minor Rural Centre
Site 173	Gamlingay	Land off Honey Hill, Gamlingay	Residential			4.51	101	Minor Rural Centre
Site 174	Gamlingay	Land off Green End, Gamlingay	Residential			1.52	31	Minor Rural Centre
Site 015	Linton	1 Horseheath Road, Linton	Residential			0.28	6	Minor Rural Centre
Site 032	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	Residential			3.96	89	Minor Rural Centre
Site 101	Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	Residential			18.16	272	Minor Rural Centre
Site 102	Linton	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	Residential			1.42	29	Minor Rural Centre
Site 103	Linton	Land to the east of Linton (land north of Horseheath Road), Linton	Residential			6.53	147	Minor Rural Centre
Site 104	Linton	Land to the east of Linton (land south of Bartlow Road), Linton	Residential			3.68	83	Minor Rural Centre
Site 120	Linton	Land East of Linton	Residential			46.05	691	Minor Rural Centre
Site 197	Linton	Land adjacent to Back Road, Linton	Residential			16.73	251	Minor Rural Centre
Site 198	Linton	Land adjacent to Balsham Road, Linton	Residential			3.07	69	Minor Rural Centre
Site 199	Linton	Land adjacent to Horseheath Road, Linton	Residential			6.53	147	Minor Rural Centre
Site 200	Linton	Land to the north and south of Long Lane and east of The Grip, Linton	Residential			6.48	146	Minor Rural Centre
Site 201	Linton	Land north of Cambridge Road, Linton	Residential			6.3	142	Minor Rural Centre
Site 276	Linton	Land adjacent to Paynes Meadow, Linton	Residential			0.83	22	Minor Rural Centre
Site 318	Linton	Linton, Land to the east of Linton	Residential			27.95	420	Minor Rural Centre
Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Residential			81.77	981	Minor Rural Centre
Site 321	Papworth Everard	Papworth Everard, land at The Ridgeway	Residential			11.12	167	Minor Rural Centre
Policy SP/10, site 2	Papworth Everard	Papworth Everard West Central	Residential	SP/10(2)	(SC) H/3	8.55	66 and 2	Minor Rural Centre
Site 019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach	Residential			4	30	Minor Rural Centre
Site 043	Waterbeach	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	Residential			5.35	120	Minor Rural Centre
Site 090	Waterbeach	Burgess Road, Waterbeach	Residential			1.14	19	Minor Rural Centre
Site 091	Waterbeach	Saberton Close, Waterbeach	Residential			1.08	12	Minor Rural Centre
Site 142	Waterbeach	Land north of Poorsfield Road, Waterbeach	Residential			0.2	5	Minor Rural Centre
Site 155	Waterbeach	North side of Bannold Road, Waterbeach	Residential	50 (I&01)		1.43	29	Minor Rural Centre
Site 190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach	Residential			1.78	30	Minor Rural Centre
Site 270	Waterbeach	Land off Gibson Close, Waterbeach	Residential			0.69	14	Minor Rural Centre
Site 337	Waterbeach	Waterbeach, Land adjacent to Bannold Road	Residential			6.21	140	Minor Rural Centre
Site 047	Willingham	Land to the south of Over Road, Willingham	Residential			1.84	28	Minor Rural Centre
Site 058	Willingham	Land South of 77 Station Road, Willingham	Residential			0.41	2	Minor Rural Centre
Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	Residential			2.55	57	Minor Rural Centre
Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	Residential			0.52	12	Minor Rural Centre
Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	Residential			0.85	10	Minor Rural Centre
Site 323	Willingham	Willingham, Land north of Rook Grove	Residential			2.08	25	Minor Rural Centre
Site 074	Fulbourn	Land off Station Road, Fulbourn	Residential	28 (I&01)		12.41	186	Minor Rural Centre*
Site 083	Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	Residential	36 (I&01)		7.65	75	Minor Rural Centre*
Site 085	Bassingbourn	Next to Walnut Tree Close, North End, Bassingbourn	Residential	37 (I&01)		3.14	53	Minor Rural Centre*
Site 219	Bassingbourn	Land north of Elbourn Way, Bassingbourn	Residential	38 (I&01)		5.31	41	Minor Rural Centre*
Site 078	Bassingbourn	Land between South End & Spring Lane, Bassingbourn	Residential	39 (I&01)		2.12	48	Minor Rural Centre*
Site 143	Girton	Land at Cockerton Road, Girton	Residential	40 (I&01)		0.63	13	Minor Rural Centre*
Site 158	Comberton	Land off Long Road (south of Branch Road), Comberton	Residential	41 (I&01)		5.71	128	Minor Rural Centre*
Site 004	Comberton	Land adj (north) to 69 Long Road, Comberton	Residential	42 (I&01)		0.32	10	Minor Rural Centre*
Site 255	Comberton	Land to the East of Bush Close, Comberton	Residential	43 (I&01)		4.83	73	Minor Rural Centre*
Site 110	Comberton	Land to the west of Birdlines, Manor Farm, Comberton	Residential	44 (I&01)		6	90	Minor Rural Centre*
Site 326 (revised proposal)	Comberton	Comberton, Land at Bennell Farm	Residential	H10 (I&O2)	(SC) H/1 h	6.27	90	Minor Rural Centre*
Site 059	Bassingbourn	North End & Elbourne Way, Bassingbourn	Residential			2.8	63	Minor Rural Centre*
Site 066	Bassingbourn	Land off the Causeway, Bassingbourn	Residential			1.03	28	Minor Rural Centre*
Site 220	Bassingbourn	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	Residential			0.51	11	Minor Rural Centre*
Site 291	Bassingbourn	Land opposite 68 Spring Lane, Bassingbourn	Residential			0.61	12	Minor Rural Centre*
Site 324	Bassingbourn	Bassingbourn, 2 parcels north of High Street	Residential			3.89	57	Minor Rural Centre*
Site 079	Comberton	40 - 48 West Street, Comberton	Residential			1.42	29	Minor Rural Centre*
Site 080	Comberton	50 - 54 West Street, Comberton	Residential			0.89	18	Minor Rural Centre*
Site 087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton	Residential			0.66	13	Minor Rural Centre*
Site 088	Comberton	Land south and east of 42 Swaynes Lane, Comberton	Residential			2.24	50	Minor Rural Centre*
Site 181	Comberton	Land to the West of Green End, Comberton	Residential			6.02	135	Minor Rural Centre*
Site 037	Fulbourn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	Residential			76.78	921	Minor Rural Centre*
Site 038	Fulbourn	Land north of Cambridge Road, Fulbourn	Residential			11.08	166	Minor Rural Centre*
Site 108	Fulbourn	Land south of Hinton Road, Fulbourn	Residential			3.48	78	Minor Rural Centre*
Site 109	Fulbourn	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	Residential			7.42	78	Minor Rural Centre*
Site 136	Fulbourn	Land at Balsham Road, Fulbourn	Residential			2.76	62	Minor Rural Centre*
Site 162	Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	Residential			6.14	92	Minor Rural Centre*
Site 213	Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	Residential			13.84	166	Minor Rural Centre*
Site 214	Fulbourn	Land off Home End, Fulbourn	Residential			0.52	14	Minor Rural Centre*
Site 245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn	Residential			5.67	85	Minor Rural Centre*

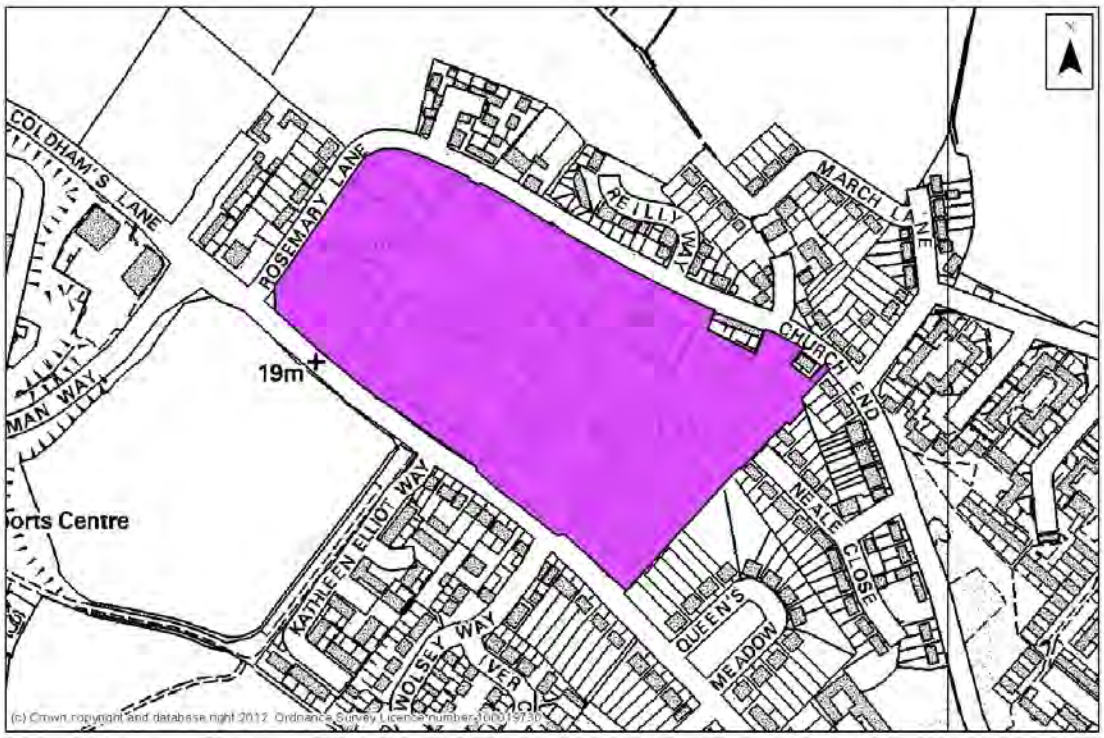
Site 335	Fulbourn	Fulbourn, Land to the rear of 12-18 Teversham Road	Residential			0.39	9	Minor Rural Centre*
Policy SP/9	Fulbourn	Fulbourn and Ida Darwin Hospitals	Residential	SP/9	(SC) E/7	26.91	250 to 275	Minor Rural Centre*
Site 018	Girton	Town End, Duck End, Girton	Residential			0.37	8	Minor Rural Centre*
Site 144	Girton	Land at Dodford Lane / High Street, Girton	Residential			3.5	2	Minor Rural Centre*
Site 177	Girton	Land off Oakington Road, Girton	Residential			3.12	47	Minor Rural Centre*
Site 203	Girton	Land off Duck End, Girton	Residential			3.41	51	Minor Rural Centre*
Site 240	Girton	Land at Littleton House, High Street, Girton	Residential			2.58	50	Minor Rural Centre*
Site 132	Milton	The Former EDF Depot & Training Centre, Ely Road, Milton	Residential	35 (I&O 2012)		8.53	128	Minor Rural Centre
Site 327	Milton	Milton, Land west of A10	Residential			9.54	0 (215 if unconstrained)	Minor Rural Centre*
Site 008	Swavesey	Land adj to 79 Middlewatch, Swavesey	Residential			0.26	3	Minor Rural Centre*
Site 048	Swavesey	The Farm, Boxworth End, Swavesey	Residential			1.99	38	Minor Rural Centre*
Site 049	Swavesey	Land to east of Boxworth End, Swavesey	Residential			61.54	738	Minor Rural Centre*
Site 050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey	Residential			3.55	80	Minor Rural Centre*
Site 065	Swavesey	Land abutting Fen Drayton Road, Swavesey	Residential			7.22	162	Minor Rural Centre*
Site 071	Swavesey	Land south of Hale Road, Swavesey	Residential			10.76	81	Minor Rural Centre*
Site 169	Swavesey	Land south of Market Street & at Fenwillow Farm, Swavesey	Residential			1.09	0	Minor Rural Centre*
Site 250	Swavesey	Driftwood Farm, Swavesey	Residential			1.74	47	Minor Rural Centre*
Site 287	Swavesey	Land adj to Fen Drayton Road, Swavesey	Residential			1.3	26	Minor Rural Centre*
SCEM1	Milton	Land between the A14 and Milton, Milton	Employment			1.79	0	Minor Rural Centre*
SCEM2	Milton	West of the A10 and south of the Park & Ride, Milton	Employment			9.5	0	Minor Rural Centre*
SCEM5	Melbourn	Land North of Melbourn South of the A10	Employment			33.5	0	Minor Rural Centre
SCEM7	Swavesey	Land adjoining Buckingway Business Park, Swavesey	Employment			2.1	0	Minor Rural Centre
H/1:i	Great Abington	Land at Linton Road	Residential		(SC) H/1:i	4.11	35	Parish Proposal
Site 211 (part)	Great Abington	Land at Pampisford Road/High Street, Great Abington	Residential		(SC) H/1:j	0.55	12	Parish Proposal
Site 028	Great Abington	Land at Bancroft Farm, Church Lane, Little Abington	Residential		(SC) H/1:k	0.42	6	Parish Proposal
H/1:l	Graveley	Land at Toseland Road, Graveley	Residential		(SC) H/1:l	0.4	6	Parish Proposal

		Land			Pollution					Biodiversity				Landscape, townscape and cultural heritage				Climate Change		Health			Inclusive Communities								Economic Activity							Transport									
Site Number	Development Sequence	Previously developed land (PDL)	Agricultural land	Mineral reserves	Air quality	AQMA	Pollution	Contamination	Water Quality	Designated wildlife sites	Biodiversity Habitats & Species	TPO Trees	Green Infrastructure	Landscape	Townscape	Green Belt	Heritage	Renewable Energy	Flood Risk	Open space	Distance:outdoor sports facilities	Distance:play space	Gypsy and Traveller Provision	Distance: District or Local centre	Distance: Edge of City Centre?	Distance: health centre or GP	Key Local Facilities	Community Facilities	Integration with existing communities	Deprived areas of Cambridge	Shopping Hierarchy	Employment - Accessibility	Employment land	Utilities	Education	Distance: primary school	Distance:secondary school	Cycle Routes	HQPT	Sustainable Transport Score	Distance:bus stop / rail station	Frequency of Public Transport	Public Transport Journey Time	Distance for cycling to City Centre	Distance: Railway Station	Access	Non-Car Facilities
R1	Urban Area	a	g	g	a	a	g	a	g	g	g	g	a	g	g	g	a	a	a	g	g	g	a	a	r	r	a	g	g	g	g	g	a	a	a	r	a	gg	gg	g	gg	gg	r	a	a
R2	Urban Area	g	g	g	a	a	a	a	g	g	g	r	a	g	g	g	g	a	g	g	g	g	a	g	r	a	a	g	g	g	g	g	g	a	g	g	r	a	gg	gg	g	gg	gg	r	a	a
R4	Urban Area	g	g	g	a	r	a	a	g	g	g	a	a	g	g	g	a	a	a	g	g	g	a	g	g	a	a	g	g	g	g	a	g	a	a	g	g	g	gg	gg	gg	gg	gg	r	a	a
R5	Urban Area	g	g	g	a	a	a	a	g	a	g	g	g	g	g	g	a	a	a	g	g	g	a	a	r	a	a	g	g	g	g	a	g	a	r	a	a	g	gg	gg	gg	gg	gg	r	a	a
R7	Urban Area	g	g	g	a	g	g	a	g	g	g	a	a	g	g	g	a	a	g	g	g	g	a	g	r	g	a	g	g	a	g	g	a	a	a	a	g	a	g	gg	gg	gg	gg	gg	r	a	a
R8	Urban Area	g	g	g	g	g	a	a	g	g	g	g	a	g	g	g	a	a	g	g	g	g	a	g	r	a	a	g	g	a	g	g	g	a	g	a	g	a	g	gg	gg	gg	gg	gg	a	a	a
R10	Urban Area	g	g	g	a	r	a	a	g	g	g	g	a	g	g	g	a	g	g	g	g	a	a	g	a	a	a	g	g	a	g	g	a	g	a	a	a	r	a	gg	gg	gg	gg	gg	a	a	a
R11	Urban Area	g	g	g	a	a	a	a	g	g	g	a	a	g	g	g	a	a	g	g	g	g	a	r	r	a	a	g	g	g	g	g	a	g	a	r	r	gg	a	gg	gg	gg	r	a	a
R12	Urban Area	g	g	g	a	r	a	a	g	g	g	g	a	g	g	g	a	a	g	g	g	g	a	g	r	a	a	g	g	g	g	g	a	a	a	g	a	gg	g	gg	gg	gg	r	a	a
R14	Urban Area	g	g	g	g	g	a	a	g	g	g	a	a	g	g	g	a	a	g	g	g	a	a	r	r	r	a	g	g	a	g	g	a	a	a	g	a	a	gg	gg	g	g	gg	r	a	a
R16	Urban Area	g	g	g	a	g	g	g	g	g	g	a	a	g	g	g	a	a	g	r	g	g	a	g	r	a	a	g	g	a	g	g	g	a	g	g	g	a	gg	gg	g	g	gg	r	a	a
R17	Urban Area	g	g	g	a	r	a	a	g	g	g	a	a	g	g	g	a	a	a	g	g	g	a	a	a	g	a	g	g	a	g	g	r	g	a	a	g	r	g	gg	gg	gg	gg	gg	r	a	a
M4	Urban Area	g	g	g	a	r	a	a	g	g	g	a	a	g	g	g	a	g	g	g	g	g	a	g	g	g	a	g	g	a	g	g	a	g	a	g	g	g	a	gg	gg	gg	gg	gg	r	a	a
R40	Urban Area	r	a	g	a	g	a	a	g	a	g	g	a	g	g	g	a	a	a	g	g	a	a	r	r	r	a	g	g	g	g	g	a	a	r	a	a	a	g	gg	gg	gg	g	gg	r	a	a
R44	Urban Area	g	g	g	a	r	a	a	g	a	g	g	a	g	g	g	a	g	g	g	a	g	a	g	a	g	a	g	g	g	g	g	a	a	a	g	r	g	gg	gg	gg	gg	gg	g	a	a
M1	Urban Area	g	g	g	a	a	a	a	g	g	g	a	a	g	g	g	a	a	a	g	g	g	a	g	r	a	a	g	g	g	g	g	a	a	a	a	a	a	g	gg	gg	gg	gg	gg	r	a	a
M2	Urban Area	g	g	g	a	r	a	a	g	g	g	a	a	g	g	g	a	a	g	g	g	g	a	g	r	g	g	g	g	a	g	g	a	a	a	g	g	g	g	gg	gg	gg	gg	gg	g	a	a
M5	Urban Area	g	g	g	a	r	a	g	g	g	g	a	a	g	g	g	a	g	a	g	a	g	a	g	a	g	a	g	g	g	g	g	a	g	a	g	a	r	g	gg	gg	gg	gg	gg	a	a	a
R6	Urban Area	g	g	g	a	a	a	g	g	g	g	a	a	g	g	g	a	a	g	g	g	g	a	g	r	g	a	r	g	g	g	g	g	g	a	a	a	a	g	gg	gg	gg	gg	gg	r	a	a
R21	Urban Area	g	g	g	a	a	a	a	g	g	g	a	a	g	g	g	a	a	g	g	g	g	a	g	r	g	a	r	g	g	g	g	g	g	a	g	g	g	a	gg	gg	gg	gg	gg	r	a	a
E4	Urban Area	g	g	g	a	g	a	a	g	g	g	g	g	g	g	g	a	a	g	g	g	g	a	r	r	a	a	g	g	a	g	g	gg	a	g	g	g	a	g	gg	gg	gg	a	gg	r	a	a
E5	Urban Area	g	g	g	a	r	a	g	g	g	g	a	a	g	g	g	a	g	a	g	g	g	a	g	g	g	a	g	g	g	g	g	gg	a	g	g	g	g	g	gg	gg	gg	gg	gg	a	a	a
U1	Urban Area	g	g	g	a	r	a	a	g	g	g	a	a	g	g	g	a	g	a	g	g	a	a	g	g	g	a	g	g	g	g	g	a	g	g	g	g	a	r	gg	gg	g	gg	gg	r	a	a
U2	Urban Area	g	g	g	r	r	a	a	g	g	g	a	a	g	g	g	a	g	g	g	g	g	a	g	g	g	a	g	g	g	g	g	a	g	g	g	g	g	a	gg	gg	g	gg	gg	r	a	a
U3	Urban Area	a	g	g	g	a	a	a	g	a	a	g	a	g	g	g	a	a	a	g	g	g	a	r	r	r	a	g	a	a	g	g	a	g	g	g	g	r	g	a	g	gg	gg	r	a	a
RM1	Urban Area	r	g	g	a	g	g	g	g	a	a	g	a	g	g	g	a	a	g	g	g	a	a	r	r	a	a	g	a	g	g	g	g	g	a	a	a	g	r	g	gg	r	g	gg	a	a	a
Policy SP/1	Urban Area	a	g	g	a	r	a	g	g	g	a	g	a	g	g	g	a	a	g	g	g	g	a	g	r	r	a	g	g	a	g	a	g	g	g	g	a	a	g	gg	gg	gg	gg	gg	r	g	a
CCSC1001	Edge of Cambridge	r	g	g	r	r	a	a	g	a	a	a	g	r	r	rr	a	a	a	g	g	g	a	g	g	a	g	g	g	a	g	g	g	a	a	g	a	a	a	gg	gg	g	a	gg	gg	r	a	g
CCSC1002	Edge of Cambridge	r	g	g	r	r	a	a	g	a	a	a	g	r	r	rr	a	a	a	g	g	g	a	g	r	a	g	g	g	a	g	g	g	a	a	g	a	a	r	gg	gg	a	gg	gg	r	a	g
CCSC1003	Edge of Cambridge	r	r	g	a	r	a	a	g	g	a	g	g	r	r	rr	a	a	g	gg	g	g	a	a	r	r	g	g	g	a	g	a	g	a	a	g	a	g	a	gg	g	gg	gg	gg	r	a	a
CCSC1004	Edge of Cambridge	r	r	g	a	r	a	g	g	g	g	a	g	r	r	r	a	a	g	g	g	g	a	g	r	g	a	g	g	gg	a	a	g	a	a	a	a	g	a	gg	gg	a	a	gg	r	a	g
CCSC1005	Edge of Cambridge	r	r	g	r	g	a	a	g	a	a	a	g	r	r	rr	a	a	a	g	g	g	a	g	r	g	a	g	g	g	a	a	g	a	a	g	a	a	g	gg	gg	g	g	gg	r	a	g
CCSC1006	Edge of Cambridge	r	r	g	a	r	a	a	g	g	a	g	g	r	r	rr	r	a	g	g	g	g	a	a	r	r	a	g	r	g	g	a	g	a	a	g	r	a	a	gg	g	g	gg	gg	r	a	a
E1/B	Edge of Cambridge	r	a	a	a	g	a	a	a	a	a	g	a	a	g	a	a	a	a	g	g	g	a	r	r	r	a	g	g	a	g	g	gg	a	g	g	g	a	g	gg	g	g	g	gg	r	a	a
CC916	Edge of Cambridge	r	g	g	r	r	r	a	g	a	a	g	a	r	r	rr	a	a	a	g	g	g	a	a	r	r	a	g	g	a	g	g	g	a	a	g	a	g	a	gg	g	g	gg	gg	r	a	a
CC924	Edge of Cambridge	r	r	g	r	a	a	g	g	a	a	a	a	r	r	rr	a	a	a	g	g	g	a	a	a	r	a	g	g	a	g	g	g	a	a	g	a	g	a	gg	gg	gg	gg	gg	r	a	a
CC928	Edge of Cambridge	r	r	g	r	a	a	g	g	a	a	a	a	r	r	r	a	a	a	g	g	g	a	a	a	r	a	g	g	a	g	g	g	a	a	g	a	g	a	gg	gg	gg	gg	gg	r	a	a
CC904	Edge of Cambridge	r	a	g	a	a	a	g	g	g	a	a	a	r	a	r	a	a	g	g	g	g	a	r	r	r	a	g	a	a	g	a	g	a	a	r	a	a	g	gg	gg	g	g	gg	r	a	a
CC925	Edge of Cambridge	r	r	a	r	g	a	a	g	a	a	a	a	r	g	rr	a	a	a	g	g	g	a	a	r	r	a	g	g	a	g	g	g	a	a	a	a	a	a	gg	a	gg	g	gg	r	a	a
SC283	Edge of Cambridge	r	a	g	a	g	a	a	g	a	a	g	g	r	a	r	a	a	g	g	g	g	a	a	r	a	a	g	r	g	g	g	g	a	a	g	a	rr	a	gg	gg	gg	a	gg	r	a	a
CC929 (GB2)	Edge of Cambridge	r	a	g	a	g	a	a	g	a	g	g	g	g	g	a	a	a	a	g	g	a	a	r	r	r	a	g	g	a	g	g	g	g	a	a	r	a	a	r	gg	g	gg	g	gg	r	a	a
CC930 (GB1)	Edge of Cambridge	r	a	g	a	g	a	a	g	a	a	g	a	g	g	a	a	a	a	g	g	g	a	a	r	a	a	g	g	a	g	g	g	g	a	a	r	g	r	g	gg	g	gg	gg	gg	r	a	a
CC932 (GB3)	Edge of Cambridge	r	g	g	a	g	a	a	g	a	g	g	g	g	g	a	a	a	g	g	g	g	a	g	r	a	a	g	a	g	g	g	gg	a	g	g	g	r	g	gg	gg	gg	a	gg	r	a	a
CC933 (GB4)	Edge of Cambridge	r	g	g	a	g	a	a	g	a	g	g	g	g	g	a	a	a	g	g	g	g	a	a	r	a	a	g	g	g	g	g	gg	a	g	g	g	r	g	gg	gg	gg	a	gg	r	a	a
SC300 (GB5)	Edge of Cambridge	r	a	g	a	g	a	a	g	a	g	g	g	g	g	a	a	a	g	g	g	a	a	a	r	a	a	g	g	a	g	g	gg	a	g	g	g	rr	g	gg	gg	gg	a	gg	r	a	a
SC036	Edge of Cambridge	r	a	a	g	a	a	g	g	g	a	g	a	r	r	rr	r	a	g	g	g	g	a	r	r	r	a	g	r	g	g	a	g	a	a	g	r	r	r	g	r	gg	gg	gg	r	g	a
SC298	Edge of Cambridge	r	r	a	r	r	a	a	g	g	g	a	r	r	r	r	a	a	a	gg	g	g	a	a	r	a	g	g	g	g	g	a	g	a	a	g	g	g	gg	gg	g	gg	gg	gg	r	a	g
Policy CE/3 / SS/3	Edge of Cambridge	a	r	g	a	a	a	a	g	g	g	a	g	a	a	g	a	g	g	g	g	g	a	g	r	a	g	g	g	a	g	a	g	a	a	g	a	a	g	gg	g	gg	gg	gg	r	a	g
Policy SP/2 / SS/2 (NIAB 2) & SC298	Edge of Cambridge	r	r	g	a	r	a	a	g	a	a	a	a	a	a	g	a	a	g	gg	g	g	a	a	r	a	g	g	g	a	g	a	g	a	a	g	g	g	g	gg	gg	g	gg	gg	r	g	g
Policy SP/2 / SS/2 (NIAB 3) & SC298	Edge of Cambridge	r	a	g	a	r	a	a	g	a	a	a	a	a	a	a	a	a	g	gg	g	g	a	a	r	a	g	g	g	a	g	a	g	a	a	g	g	g	g	gg	gg	g	gg	gg	r	g	g
R47 and CE/3 / SS/3	Edge of Cambridge	a	r	g	a	g	a	a	g	a	g	g	a	g	g	g	a	a	a	g	g	g	a	g	r	r	a	g	g	g	g	g	a	a	g	a	a	g	g	gg	gg	gg	a	gg	r	a	a
Site 334	Edge of Cambridge	a	g	g	g	g	r	a	g	g	a	g	a	g	a	g	g	a	g	g	g	a	r	r	r	a	a	g	r	a	g	g	a	a	g	a	a	r	g	gg	a	gg	gg	gg	r	g	a
(SC) H/6	Edge of Cambridge	r	g	g	a	g	a	g	g	g	a	g	a	a	a	a	a	a	a	g	g	a	a	r	r	a	a	g	a	a	g	g	g	g	a	a	r	g	gg	r	gg	gg	gg	r	g	a
Site 242	Northstowe	r	r	g	g	g	a	a	g	g	a	g	a	a	a	g	g	a	g	g	g	g	a	a	r	r	a	g	g	a	g	g	g	a	g	a	a	g	a	a	a	g	g	a	r	a	g
Site 273	Northstowe	r	a	g	g	g	a	g	g	g	a	g	a	a	a	g	g	a	g	g	r	g	a	a	r	r	a	g	g	a	g	g	g	a	g	a	a	g	a	g	gg	gg	g	a	r	a	g
Site 274	Northstowe	r	a	g	g	g	a	a	g	g	a	g	a	r	a	g	g	gg	g	g	g	g	a	g	r	r	a	g	r	a	g	g	gg	a	a	g	a	g	a	g	gg	gg	g	a	r	a	g
Site 275	Northstowe	g	g	g	g	g	a	a	g	g	a	g	a	a	r	g	r	a	a	g	g	a	a	r	r	r	a	g	r	a	g	a	g	g	a	r	a	g	a	gg	gg	gg	g	g	r	a	a
Site 231	New Settlement	a	r	a	a	g	g	a	g	g	g	g	g	r	g	g	a	g	g	gg	g	g	a	g	r	g	g	g	g	a	g	g	gg	a	a	g	g	g	a	g	gg	g	g	g	g	a	g
Site 231 (revised boundary)	New Settlement	a	r	a	a	g	g	a	g	g	g	g	g	a	g	g	a	gg	g	gg	g	g	a	g	r	g	g	g	g	a	g	g	gg	a	a	g	g	g	a	g	gg	g	g	g	g	a	g
Site 231 (Built Area)	Minor Rural Centre	g	g	g	g	g	g	a	g	g	a	g	a	g	g	g	a	g	g	g	g	g	a	r	r	a	r	g	a	g	a	g	g	a	a	g	r	r	r	a	g	r	a	g	a	a	a
Site 231 (MOD Area)	New Settlement	g	g	a	a	g	g	a	g	g	g	g	a	a	g	g	a	gg	g	gg	g	g	a	g	r	g	g	g	g	a	g	g	gg	a	a	g	g	g	a	g	gg	g	g	g	r	r	g
Site 057 & 238 (revised proposal)	New Settlement	a	r	g	a	g	a	a	g	a	a	a	g	g	g	g	a	g	g	g	g	g	a	a	r	g	g	g	g	a	g	g	gg	a	a	g	g	a	a	g	gg	g	g	a	r	a	g
Site 135	New Settlement	r	r	a	a	r	a	a	g	a	g	g	g	r	r	g	r	g	g	gg	g	g	a	g	r	g	g	g	g	a	g	g	gg	r	a	g	g	a	a	g	gg	g	g	r	a	r	g
Site 239 (revised boundary)	Rural Centre	r	r	g	g	g	a	g	g	g	g	g	g	g	g	g	g	a	g	g	g	g	a	r	r	r	a	g	g	a	g	g	g	a	a	g	g	a	a	g	gg	g	a	a	r	a	a
Site 303	Rural Centre	r	a	g	g	g	g	g	g	g	a	g	a	g	g	g	g	a	g	g	g	g	a	a	a	r	r	a	g	g	a	g	r	a	a	g	a	g	r	a	g	gg	g	g	a	r	a	a
Site 239	Rural Centre	r	r	g	g	g	a	g	g	g	g	g	g	a	g	g	g	a	g	g	g	g	a	g	r	r	a	g	g	a	g	g	g	a	a	g	g	a	a	g	gg	g	a	a	r	a	a
Site 194	New Settlement	r	r	g	a	g	r	g	g	g	a	a	a	r	g	g	g	a	g	g	g	g	a	g	r	r	g	g	r	a	g	a	g	a	a	g	a	r	a	r	a	g	r	r	r	r	a
Site 265	New Settlement	r	r	g	a	g	r	g	g	a	a	a	a	r	g	g	a	a	g	g	g	g	a	g	r	r	g	g	r	a	g	g	g	a	a	g	a	a	a	g	gg	g	a	a	r	a	a
Site 265 (Revised)	New Settlement	r	r	g	a	g	r	g	g	a	a	a	g	r	g	g	a	a	g	g	g	g	a	g	r	r	g	g	r	a	g	g	g	a	a	g	a	a	a	g	gg	g	a	a	r	a	a
Site 248	New Settlement	r	r	g	a	g	r	g	g	a	a	g	a	r	r	g	a	gg	g	g	g	g	a	g	r	g	a	g	g	a	g	g	gg	a	a	g	g	a	a	g	gg	g	g	a	r	a	g
Site 251	New Settlement	r	r	g	a	r	r	a	g	g	a	g	a	g	r	a	r	a	g	g	g	g	a	a	r	r	a	g	a	a	g	r	g	a	a	r	r	rr	r	a	a	g	rr	a	r	g	a

Site 261	New Settlement
Site 116	Rural Centre
Site 023	Rural Centre
Site 133	Rural Centre
Site 112	Rural Centre
Site 114	Rural Centre
Site 005	Rural Centre
Site 258	Rural Centre
Site 178 & 258 (revised boundary)	Rural Centre
Site 178	Rural Centre
Site 308	Rural Centre
Site 310	Rural Centre
Site 311	Rural Centre
Site 312	Rural Centre
Site 313	Rural Centre
Site 330	Rural Centre
Site 305	Rural Centre
Site 031	Rural Centre
Site 033	Rural Centre
Site 041	Rural Centre
Site 139	Rural Centre
Site 140	Rural Centre
Site 141	Rural Centre
Site 145	Rural Centre
Site 146	Rural Centre
Site 149	Rural Centre
Site 188	Rural Centre
Site 205	Rural Centre
Site 207	Rural Centre
Site 208	Rural Centre
Site 212	Rural Centre
Site 253	Rural Centre
Site 262	Rural Centre
Site 306	Rural Centre
Site 006	Rural Centre
Site 013	Rural Centre
Site 053	Rural Centre
Site 227	Rural Centre
Site 336	Rural Centre
Site 044	Rural Centre
Site 126	Rural Centre
Site 153	Rural Centre
Site 154	Rural Centre
Site 230	Rural Centre
Site 252	Rural Centre
SCEM4	Rural Centre
Site 021	Rural Centre*
Site 260	Rural Centre*
Site 003	Rural Centre*
Site 129	Rural Centre*
Site 123	Rural Centre*
Site 263	Rural Centre*
Site 125	Rural Centre*
Site 054	Rural Centre*
Site 113	Rural Centre*
Site 124	Rural Centre*
Site 128	Rural Centre*
Site 241	Rural Centre*
Site 269	Rural Centre*
Site 316	Rural Centre*
Site 152	Minor Rural Centre
Site 171	Minor Rural Centre
Site 117	Minor Rural Centre
Site 093	Minor Rural Centre
Site 151	Minor Rural Centre
Site 045	Minor Rural Centre
Site 204	Minor Rural Centre
Site 001	Minor Rural Centre
Site 202	Minor Rural Centre
Site 320	Minor Rural Centre
Site 176	Minor Rural Centre
Site 331	Minor Rural Centre
Site 235	Minor Rural Centre
Site 168	Minor Rural Centre
Site 170	Minor Rural Centre
Site 172	Minor Rural Centre
Site 173	Minor Rural Centre
Site 174	Minor Rural Centre
Site 015	Minor Rural Centre
Site 032	Minor Rural Centre
Site 101	Minor Rural Centre
Site 102	Minor Rural Centre

| | | |

| | | |

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): E4 (Employment Land Review Site 126)	
Consultation Reference numbers: E4	
Site name/address: Church End Industrial Estate	
Map: 	
Site description: Mixed industrial use site with some offices, housing a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldhams Lane to the west. Southeast of the site is a residential area.	
Current use(s): Mixed use industrial site	
Proposed use(s): Employment	
Site size (ha): South Cambridgeshire: 0 Cambridge: 6.621	
Potential residential capacity: n/a	

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Potential problems with noise and vibration and odour, capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

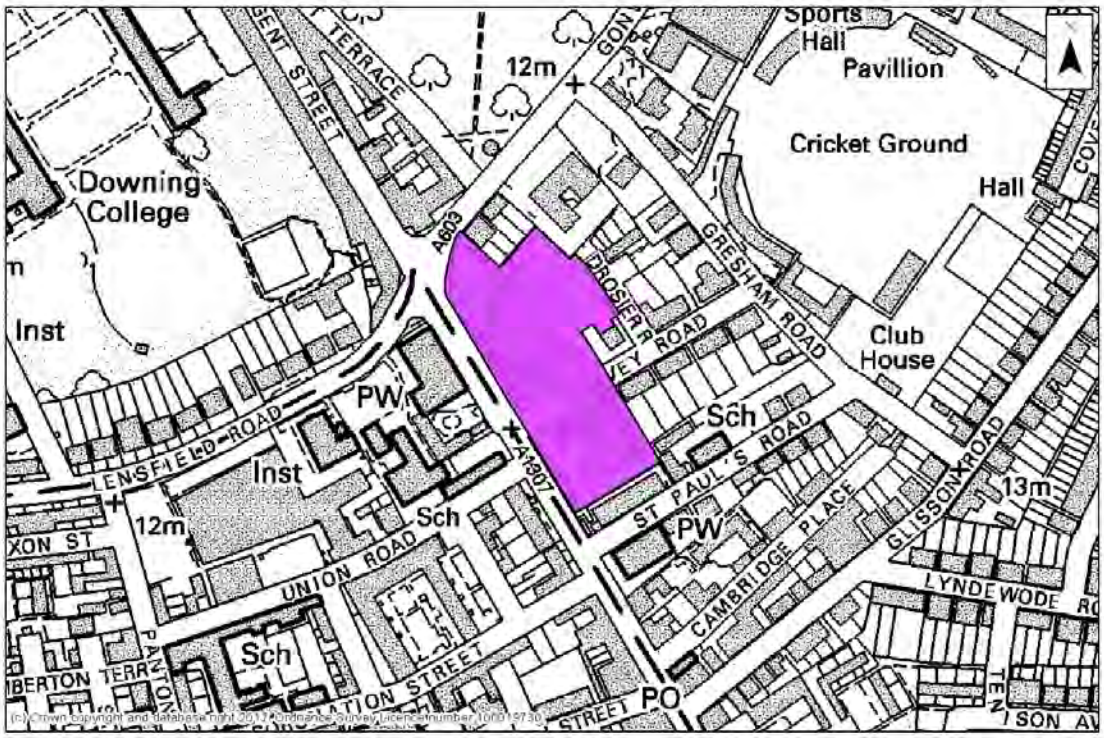
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
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)?		Site lies to the south of a recently excavated early Christian cemetery (MCB 14531), with settlement evidence within the plot boundary (e.g. MCBs 17153, 19550 and at Neath Farm sites ECB3569 to the east and ECB150 to the west). An archaeological condition is recommended for any further consented schemes within the boundary.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is located in flood zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Allocation is not for housing.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Allocation is not for housing.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m Site is more than 800m from the nearest local centre (Cherry Hinton High Street).
Distance: City	How far is the site		R =>800m

Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m Majority of the site is between 400 and 800m from Cherry Hinton Medical Centre, 34 Fishers Lane, CN1 4HR
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).
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
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. Note the site is not a housing allocation.
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. Site in Cherry Hinton LSOA 7962: 17.1
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 - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities. Site is an employment allocation.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is an employment allocation
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is an employment allocation
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Link to high quality provision on the Tins path but no provision on Coldham's Lane itself.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances 25% of site is accessible to HQPT as defined with this part of the site within 400m of other bus services that link the site to the City Centre and other areas. The remaining site area is not accessible to a HQPT as defined with the site more than 400m from other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to		DARK GREEN = Score 19-25

	consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			A = 31 to 40 minutes (3)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): E5 (Employment Land Review)	
Consultation Reference numbers: E5	
Site name/address: 1 & 7-11 Hills Road	
Map: 	
Site description: The site comprises two large office buildings, on either side of Harvey Road. They both lie on the eastern side of Hills Road. They are currently in office type uses with some University buildings. The surrounding area is mixed in character, with Hills Road predominantly commercial and Harvey Road predominantly residential.	
Current use(s): Offices	
Proposed use(s): Employment	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.401	
Potential residential capacity: n/a	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
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 Potential issues with noise and vibration and odour, capable of mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
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		GREEN = Development could have a

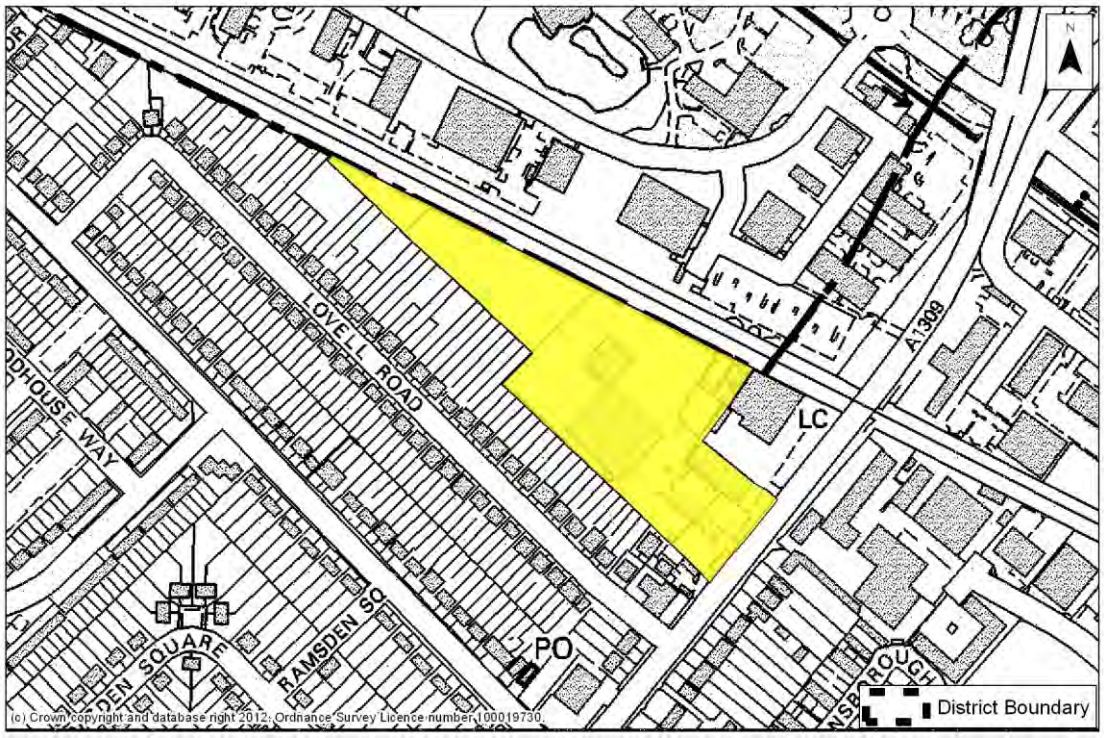
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are 2 TPOs on this 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or		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

	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		There are listed buildings adjacent to the site and the site is located in the Central Conservation Area. Undated human skeleton discovered during building works at a former site of the Perse School and unrelated medieval pottery from another part of the site (MCBs 5565, 5546). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Site is located in an area with potential for district heat networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Allocation is not for housing.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Allocation is not for housing.
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 Site is within 400m of Hills Road local centre

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of Lensfield Medical Practice, 48 Lensfield Road.
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).
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
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. Note site is not a housing allocation.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Trumpington LSOA 8005: 21.59 (within 40% most deprived LSOA).
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 - Accessibility	How far is the nearest main employment		How far is the nearest main employment centre? GREEN = <1km or allocation is for or

	centre?		includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities Allocation is for employment related development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Allocation is for employment related development.
Distance: Primary School	How far is the nearest primary school?		G =<400m Allocation is for employment related development.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Allocation is for employment related development.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. There is a direct link to the Gresham Road route to the station and city centre.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		DARK GREEN = Score 19-25

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m Half the site is between 400 and 800m from an existing train 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): M1 (Local Plan 2006 allocation site (5.04) for residential use)	
Consultation Reference numbers: M1	
Site name/address: 379-381 Milton Road	
Map: 	
Site description: Local Plan 2006 allocation site (5.04). The site is mostly car show rooms and garages and is located between Milton Road and Lovell Road, just south of the city boundary (and the Cambridgeshire Guided Bus track). The site is close to the Northern Fringe East area and a planned new railway station at Chesterton sidings (in South Cambridgeshire).	
Current use(s): Car show rooms and garages	
Proposed use(s): Mixed use	
Site size (ha): South Cambridgeshire:0 Cambridge: 2.413	
Potential residential capacity: 40	

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

	to the loss of the best and most versatile agricultural land?		
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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m 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 There are potential noise and vibration problems capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

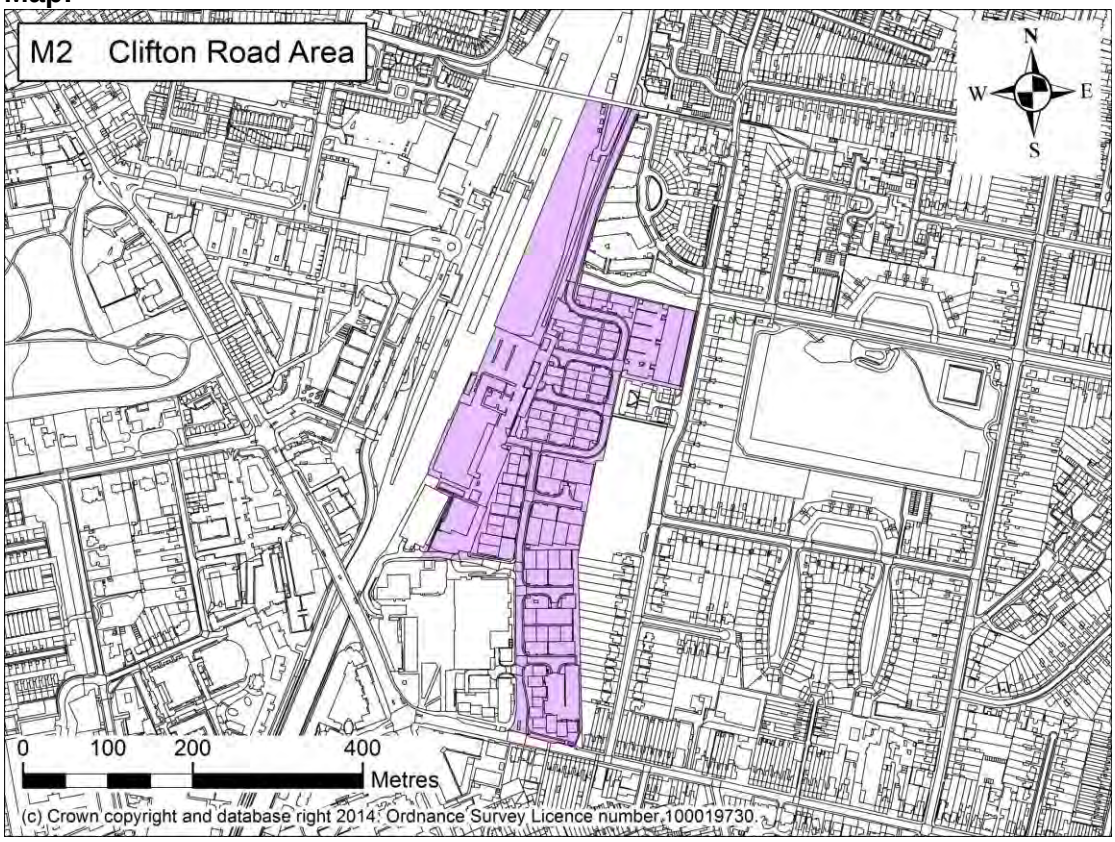
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is 1 TPO on 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Palaeolithic hand axes were found in this plot in 1949 and in gardens to the south (MCBs 6344, 19188, 6349). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on the achievable site layout as greater levels of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of St Andrew Primary School's outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Approx 90% of the site is within 400m of Ramsden Square play area with the remainder of the site beyond 400m from the nearest play space.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local	How far is the site from the nearest		G =<400m

Centre	District or Local centre?		Site is within 400m of Kings Hedges Road local centre.
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 Approx 90% of the site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL, with the remainder of the site beyond 800m.
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge. Site in King's Hedges LSOA 7976:14.91 and adjacent to East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)
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 - Accessibility	How far is the nearest main employment centre?		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
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 The allocation is for mixed use development so will include employment.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Approximately 80% of site is between 400 and 800m from Shirley Community Nursery & Primary School, Nuffield Road, CB4 1TF
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site within 3km of Manor Community College, Arbury Road, CB4 2JF, Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY and Impington Village College, New Road, Impington, CB24 9LX
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to		AMBER = Medium quality off-road path. Provided there are good links to the new

	the site?		Railway Station and links beyond to the river (and thus onto the city centre). These are currently poor but are proposed to be upgraded as part of the station development, as there are very narrow pinch points on the off-road path along Milton Road (route to city centre).
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)	
Consultation Reference numbers: M2	
Site name/address: Clifton Road Industrial Estate, Clifton Court	
Map: 	
Site description: This is a large industrial estate located either side of Clifton Road (north of the junction between Hills Road and Cherry Hinton Road). The site is mostly in industrial use, but also has some office type uses. Royal Mail, who have indicated that they may move, is a notable business located here. The site shares a border with Cambridge Leisure Park to the south. The site forms part of an opportunity area for redevelopment in the Cambridge Local Plan Towards 2031 – Issues and Options Report.	
Current use(s): Industrial Estate	
Proposed use(s): Mixed use quarter, 5.5ha residential with 2ha employment and leisure related.	
Site size (ha): South Cambridgeshire: 0 Cambridge: 9.43	
Potential residential capacity: 555	

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Adjacent to an AQMA. Will require and Air Quality Assessment.
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 There are potential odour, light, noise and vibration issues capable of mitigation. The site is adjacent to the railway line so issues with noise and vibration, tannoy noise from the new platform and noise on the parts of the site adjacent to the Junction and leisure complex. Patron noise on some events and noise escape until 6am. Detailed design and acoustic report and mitigation needed. Not all of the site will be suitable for housing.
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) Multiple former contaminative uses – motor vehicles, coatings, engineering, fuel storage, light industry. May not be suitable for houses with gardens. Developable but will require full condition.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation

	environment?		
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are some TPOs along the eastern boundary 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

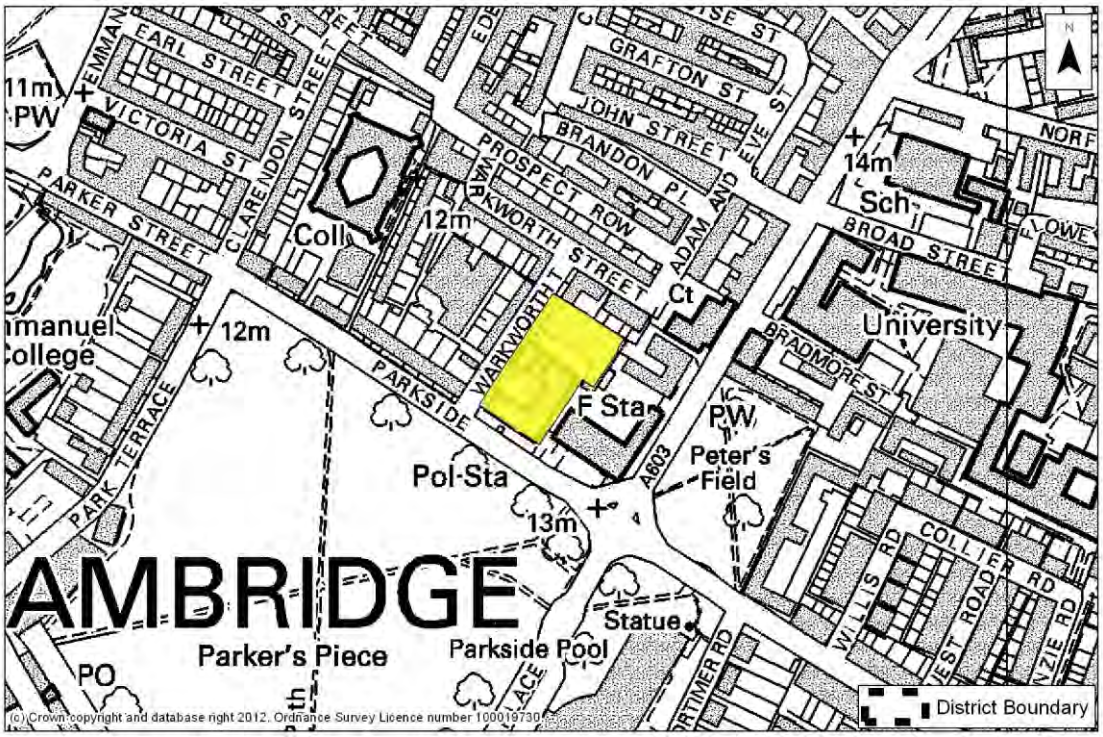
	character, including through appropriate design and scale of development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, 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 Roman earthworks with the Old Cattle Market were once known from the area (MCB 5828). Roman pottery finds from numerous locations around this plot (MCBs 5554, 5886). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in flood zone 1, lowest risk of fluvial flooding. Minor to moderate amount of surface water flooding. Careful mitigation required, which could impact on achievable site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 400m of Coleridge Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Coleridge 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?		G =<400m Site is within 400m of Cherry Hinton Road West local centre and within 800m of Mill Road East district centre.
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 Approx 60% of the site is within 400m of The Woodlands Practice, 32-34 Station Road, CB1 2JH, with the remainder of the site between 400 and 800m.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New leisure facilities proposed as part of the allocation.
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
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site in Coleridge LSOA 7966: 11.03

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). It is proposed to allocate the site for mixed use development, including employment.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utilities required. The Developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Majority of the site is within 400m of Morley Memorial Primary School.
Distance: Secondary	How far is the nearest secondary		G = Within 1km (or site large enough to provide new)

School	school?		Approx 85% of site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Provision generally good although there is no provision on Cherry Hinton Road and this is an unpleasant environment for cyclists. On road links to the site can be difficult at peak times due to parked cars and narrow road space and the junction at Hills Road does not have provision for cyclists.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		G = <400m Approx 70% of the site is within 400m of Cambridge railway station with the remainder of the site between 400 and 800m.
Access	Will it provide safe access to the highway network, where there is		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.

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

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): M4 (Local Plan 2006 allocation site (for residential) – Site 5.12)	
Consultation Reference numbers: M4	
Site name/address: Police Station, Parkside	
Map: 	
Site description: This site is currently in use as a police station. It is located on the corner of Parkside and Warkworth Terrace, opposite the north-eastern edge of Parkers Piece. It is a part of a Local Plan 2006 allocation site (for residential) – site 5.12, the Fire Station next door makes up the other part of the allocation. The Fire Station site is currently under construction for a mixed use development comprising the fire station, 99 apartments, a commercial unit (Class A3) and associated car and cycle parking.	
Current use(s): Police station	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.485	
Potential residential capacity: 50	

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
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 There are potential noise and vibration and odour problems, capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

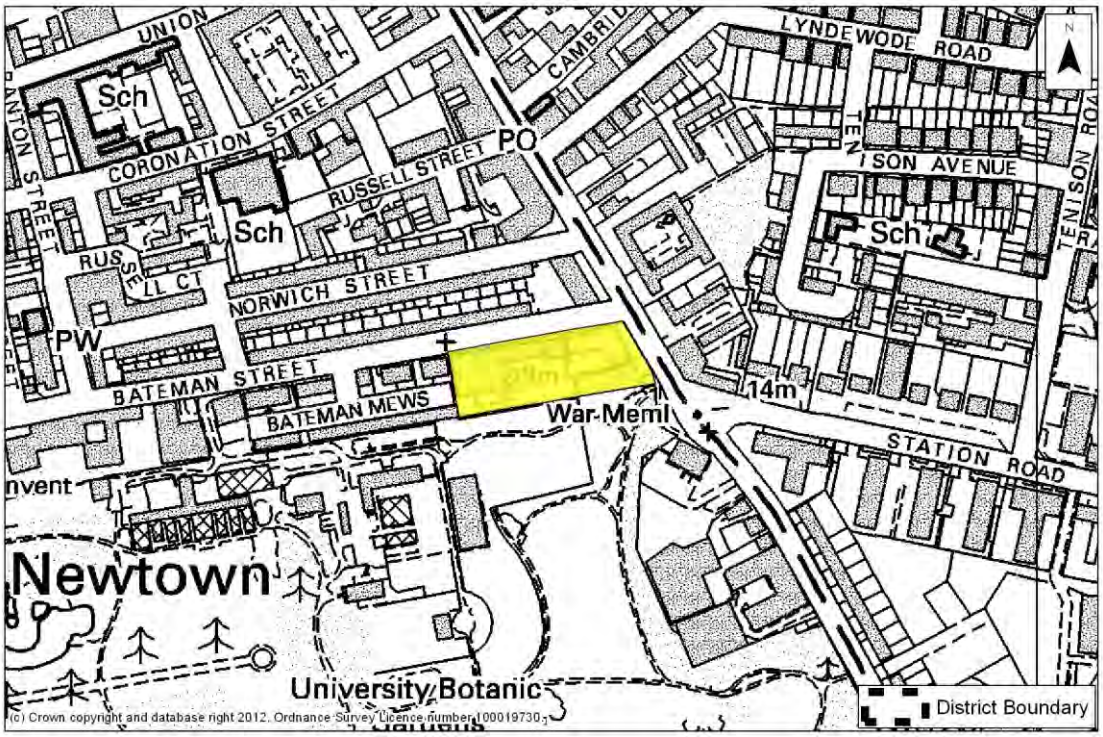
	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are several protected trees on the site and close to 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt.

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 The site is adjacent to listed buildings, is located in the Central Conservation Area and is adjacent to BLIs. Archaeology - Neolithic remains found in large gardens to the rear of former town houses that fronted Parker's Piece (MCB6253). Site lies to the north of the English Civil War Defence Line that crossed Parker's Piece (MCB17288). An Archaeological Condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Site is located in an area with potential for district heating networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor to moderate amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 400m of Fenners Cricket Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Peters' Field children's play area.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of Mill Road West District Centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of Petersfield Medical Practice, 25 Mill Road, CB1 2AB
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).
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
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. Site is in Market LSOA 7981: 10.34
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?		
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is within 400m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of Parkside Community College, Parkside, CB1 1EH
TRANSPORT			
Cycle Routes	What type of cycle routes are		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m

	accessible near to the site?		minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): M5 (SHLAA Site – CC872)	
Consultation Reference numbers: M5	
Site name/address: 82-90 Hills Road and 57-63 Bateman Street	
Map: 	
Site description: This site comprises a row of mixed-use buildings, bounded by Hills Road on the east, Bateman Street to the north and Bateman Mews to the south. The University Botanic Gardens share a common boundary with the site along its southern edge. The site has potential for mixed use including residential on part.	
Current use(s): Offices, bank and language school.	
Proposed use(s): Mixed use	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.58	
Potential residential capacity: 20	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
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 Traffic noise from Hills Road. Noise assessment required.
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would		

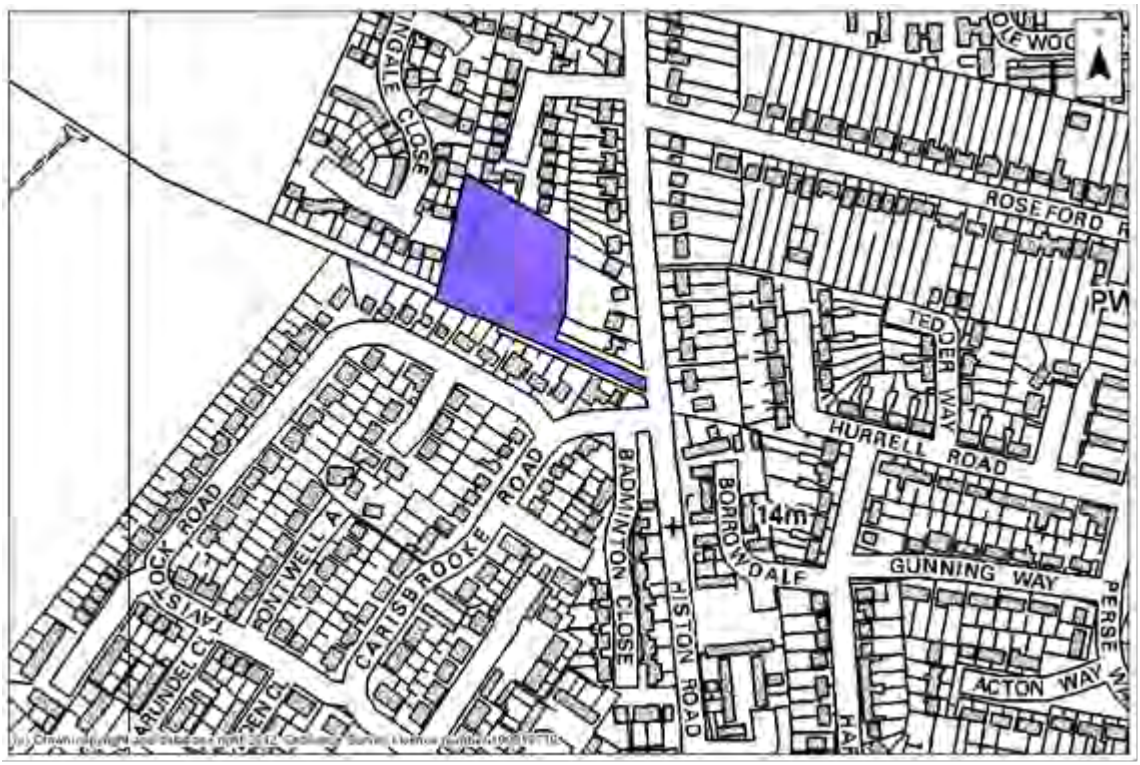
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are 2 trees with TPOs on the site, one on Hills Road and one in the south west corner. There are also numerous trees without TPOs.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt.
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)?		The Botanic Gardens to the south are an historic park and garden. The western half of the site lies within the Central Conservation Area and the site is close to Claremont, which is a BLI. In terms of archaeological potential, the site is located close to the probable line of the Roman Road approaching the Roman town at Cambridge from the south east.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. The site is located in an area that shows potential for district heating.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is located in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required, which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1 – 3km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Ravensworth Gardens play area.
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		G =<400m Site is within 400m of Hills Road local centre.

	centre?		
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Over half of the site is within 400m of The Woodlands Practice, Station Road
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Trumpington LSOA 8004: 21.59 (within 40% most deprived LSOA)
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 - Accessibility	How far is the nearest main		How far is the nearest main employment centre?

	employment centre?		RED = >3km AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Allocation would be for mixed use including employment.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is within 400m of St Alban's Primary School and St Paul's Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site is just beyond 1km from Parkside Community 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. Bus cycle/lane of medium quality but often

			blocked at peak hours by loading vehicles. Catholic Church junction has a high cycle accident rate but junction has been improved as part of County scheme, with further improvements to Hills Road underway.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R1	
Consultation Reference numbers: R1	
Site name/address: 295 Histon Road	
Map: 	
Site description: There are two buildings on this site. One is used for a furniture shop and an education centre (tutorial school), this is a two-storey warehouse type building extended from the rear of two former residential properties. The other is home to Cambridge Squash Club and this is a two-storey warehouse type building. Approximately half the site is residential garden type land. It is a Local Plan 2006 allocation site (for residential) – site 5.17. It is located approximately 50 meters to the west of Histon Road, to the south of Chancellors Walk and is surrounded on all sides by residential development.	
Current use(s): Cambridge Squash Club (295 Histon Road), Furniture Showroom (297 – 299 Histon Road) and education centre (301 Histon Road)	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 ha Cambridge: 0.711	
Potential residential capacity: 32	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL 50% of the site is 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. No loss of 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 with minor negative impacts incapable of mitigation.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14 The site is within 1000m of the M11
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?		GREEN = No adverse effects or capable of full mitigation
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
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to a site designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets and maintain connectivity between green infrastructure?)		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of		GREEN = No impact or Minor positive impact on Green Belt purposes

	this site have on Green Belt purposes?		Site is not in the Green Belt
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 Cropmarked site of prehistoric ring ditches (MCB11348) and Roman Remains from immediate west of plot boundary (MCB11349). An archaeological condition is recommended for any consented scheme).
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		AMBER = Flood Zone 2 / medium risk Site is not at risk from fluvial flooding (Flood Zone 1) but there are significant surface water issues for the whole of the site. The majority of the site is at risk, but it could be possible to mitigate for this but would affect the built form area.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1 km Site is within 1km of give outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m The site is within 400m of Blandford Way Play Area and approximately 50% of the site is within 400m of Hazelwood Close Toddler Play Area.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		AMBER =400 - 800m

District or Local Centre	from the nearest District or Local centre?		Majority of the site is beyond 800m of Histon Road local centre catchment area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		RED =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		RED =>800m
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).
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
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 in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in Arbury LSOA 7951: 19.37 (within 40% most deprived LSOA).
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		How far is the nearest main employment

Accessibility	nearest main employment centre?		centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Site is less than 1km from an employment centre.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m Site is between 400 and 800m from Mayfield Primary School, Warwick Road
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site within 3km of: Manor Community College, Arbury Road, CB4 2JF; Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY; and Parkside Community College, Parkside, CB1 1EH
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. Narrow cycle lanes on Histon Road and high traffic volumes. Any development here should link into the NIAB (Darwin Green) site.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			RR= 20km + (0) R = 15k m to 20km (2) A = 10km to 15 km (3) G = 5km to 10km (4) GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts or minor improvements

	transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R10 (SHLAA Site - CC102)	
Consultation Reference numbers: R10	
Site name/address: Mill Road Depot and adjoining properties, Mill Road	
Map: 	
Site description: Mill Road Depot is located off Mill Road, between Kingston Street to the west and the railway bridge to the east. The depot incorporate many of the City Council services, including offices, vehicle MOT's, waste disposal and collection and storage and is industrial in nature.	
Current use(s): In use as Council Depot. Warehouse buildings and offices, community facilities within listed old Library, language school, leased garages	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.7	
Potential residential capacity: 167	

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 The site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more.
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 There are potential noise and vibration (adjacent to railway line) and light pollution problems associated with the site, capable of 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) Previous and present uses mean significant contamination likely to be present on site (smelting works and council depot and railway line).
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

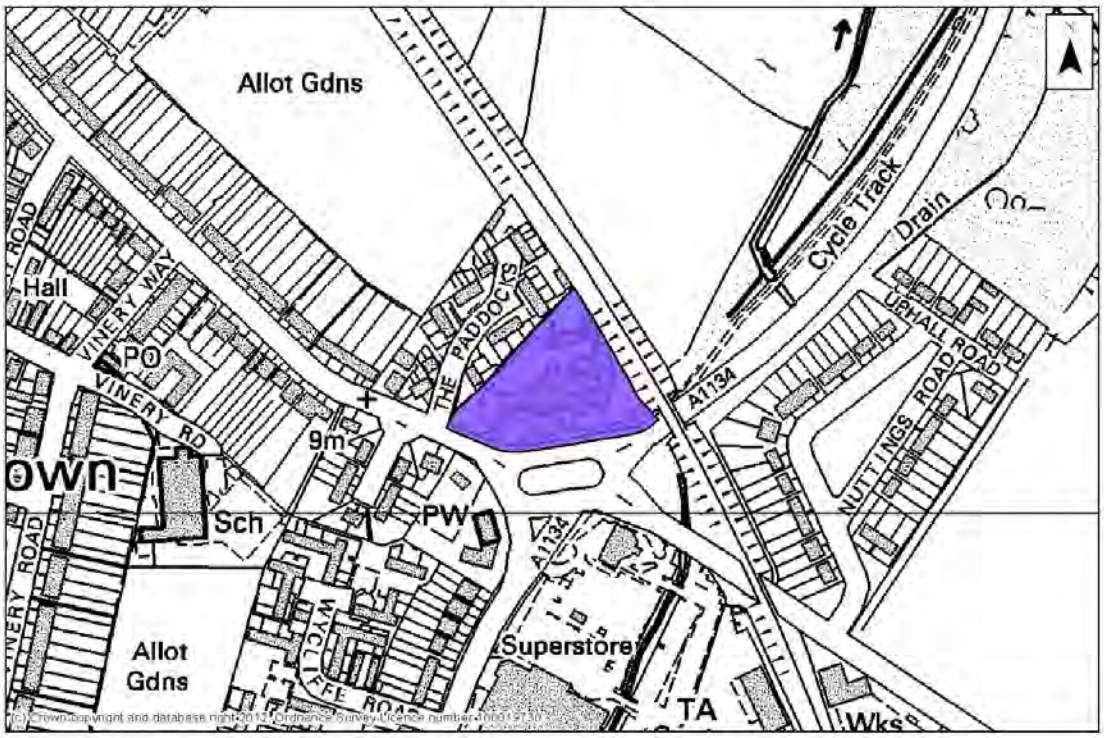
	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 The site falls within the Central Conservation Area and as such early consideration would need to be given to the impact of the proposals on the setting and character of the Conservation Area. The former library ay the southern end of the site is a Grade II listed building. Archaeology – previous activities in site include an iron foundry, coprolite mill and timber yard. The site may have significance for the 19th century industrial heritage of Cambridge.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Site is in an area that shows potential for district heat networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk The site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Over half the site is within 1km of Coleridge Community College playing field and Coleridge recreation ground.

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m Half the site is within 400m of Ainsworth Street Play Area, whilst part of the site is within 400m of Ravensworth Gardens Play Area. The remainder is beyond 400m.
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 Site is within 400m of both Mill Road East and West local centres.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m Site is within 800m of 4 surgeries.
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).
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
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site is in LSOA Petersfield 7990: 11.5

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Council depot to be relocated. See Employment Land Review 2008 paragraph 5.29, Map 10 and Appendix 15 (v)
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary		A =400 - 800m

	school?		Site is within 800m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Half the site is within 1km of Parkside Community College. The remainder is within 3km of 7 secondary schools.
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. There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train		A = 400 - 800m

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

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R11 (SHLAA Site - CC629)	
Consultation Reference numbers: R11	
Site name/address: Horizons Resource Centre, Coldhams Lane	
Map: 	
Site description: A site housing the Horizons Resource Centre (a day centre) and associated car parking. It is located just north of Coldhams Lane, on a roundabout, and is bounded by the railway line to the east and the residential buildings of The Paddocks the north.	
Current use(s): Day Centre	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.82	
Potential residential capacity: 40 dwellings.	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m 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 There are potential problems with noise and vibration (road traffic noise from Coldham's Lane and railway noise) and light pollution. Capable of 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) Site could have contamination issues (adjacent to the railway line and animal byproducts).
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	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

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation While there are no TPOs on or near the site, there are numerous trees onsite on the southern and eastern boundaries.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt		GREEN = No impact or Minor positive impact on Green Belt purposes Site is not in the 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 NGR: 547560 258100. No excavation history for this area. However, coprolite workings in Coldhams Common to the north in the 1860s unearthed furnished Roman and Saxon inhumations (MCB6142, 6143) and finds of Iron Age pottery and brooches (MCB6119). The area by Coldhams Brook has high archaeological potential. A programme of archaeological works should be undertaken prior to the submission of any planning application
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Nuttings Road play area and Romsey Recreation ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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 Site is within 800m distance of 2 GP surgeries; The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Romsey LSOA 7997: 17.43 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres

	vitality and viability of Cambridge, town, district and local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		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
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is within 400m of St Philip's Primary School
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site is within 3km of Coleridge Community College, St Bede's Inter-Church Comprehensive School, Netherhall School and Parkside Community College, Parkside
TRANSPORT			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. Busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off-road provision on Barnwell Road.
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) Not accessible to HQPT as defined. Site is more than 500m from other bus stops that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			A = Within 800m (3)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)	
Consultation Reference numbers: R12	
Site name/address: Ridgeons, 75 Cromwell Road	
Map: 	
Site description: Large broadly wedge shaped industrial area, currently in use by Ridgeons, that forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located In-between the Cambridge – Kings Lynn railway line to the west and Cromwell Road to the east.	
Current use(s): Builders and timber merchants (commercial storage buildings with open storage)	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 3.27	
Potential residential capacity: 120	

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is adjacent to an AQMA.
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 Adjacent to main railway line. Noise and vibration issues for such a location as 24 hour line usage. Noise and vibration assessment and mitigation required. Light pollution also a potential problem capable of 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) Multiple former contaminative uses – motor vehicles, coatings, engineering, fuel storage, light industry. May not be suitable for houses with gardens. Developable but will require full condition.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

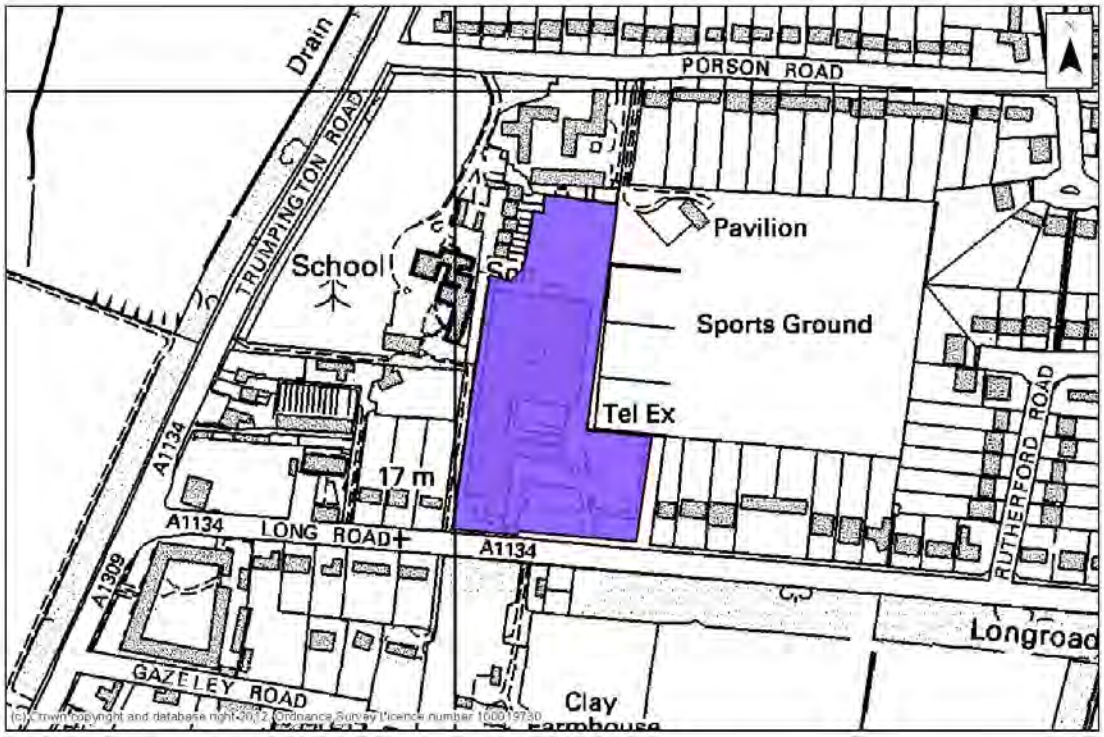
	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 NGR: 546280 257020. P=Uncertain land status, possibly truncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman pottery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Majority of the site is within 1km of Coleridge Community College playing fields, Coleridge Recreation Ground, Romsey Recreation Ground.
Distance: Play	How far is the		GREEN =<400m

Facilities	nearest play space for children and teenagers?		Site is within 400m of Ainsworth Street Play Area, Hampden Gardens, Romsey Recreation Ground and Coldham's Common teenage play space.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		RED = Would result in loss of existing sites AMBER = No Impact GREEN = Would deliver additional pitches
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of Fairfax Road local centre.
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 Site is within 800m of York Street Medical Practice, 146-148 York Street, CB1 2PY and The Surgery, 279/281 Mill Road, CB1 3DG
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).
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
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		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in Romsey LSOA 7997: 17.43 (within

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		40% most deprived LSOA).
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 - Accessibility	How far is the nearest main employment centre?		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
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary		A =400 - 800m Site is within 800m of St Philip's Primary

	school?		School and St Matthew's Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site within 3km of 6 secondary schools.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Any development must safeguard land for the Chisholm Trail.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. Small area is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. G
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts

	transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R14 (SHLAA site CC583 is contained within the boundary of this larger site which is a Local Plan 2006 Allocation (for residential) – Site 5.06)	
Consultation Reference numbers: R14	
Site name/address: BT Telephone Exchange & Car Park Long Road	
Map: 	
Site description: The British Telecom building and car park (also known as the Cambridge Trunks Telephone Exchange) are located to the north of Long Road, close to the junction with Trumpington Road. It is an industrial/office style building of two and three storeys. The site is bordered to the north by the residential properties of Porson Court; to the east by the housing on Long Road with the protected open space of Peterhouse Sports Ground behind; to the west by the housing on Long Road frontage and the Perse Prep School behind; and to the south by a planting strip along the south side of Long Road.	
Current use(s): BT offices and car park	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.012	
Potential residential capacity: 76	

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 There are potential noise and vibration problems, capable of 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) Site partially within or adjacent to an area with a history of contamination, capable of remediation appropriate to proposed development.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Large area adjacent to site with TPO coverage.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 Extensive cropmarked prehistoric and Roman sites (e.g. MCBs 9428 and 11418), and landscape scale archaeological excavations ahead of the Great Kneighton development demonstrate the presence of significant archaeological sites in this area. The impact of the telephone exchange on such remains is unknown. An Archaeological Condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Fawcett Primary School, Cambridge Football Stadium and Long Road Sixth College and playing fields for a number of private schools.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m Site is more than 800m from Trumpington local centre.
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 Site is more than 800m from the nearest health centre or GP Service (Trumpington Street Medical Practice, 17 Beverley Way).
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).
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
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. Site is in Trumpington LSOA 8004: 14.42
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Site is between 400 and 800m from Fawcett County Primary School, Alpha Terrace, CB2 9FS
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of Parkside Federation

			School, which is currently being built on the Clay Farm Site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Off-road path along Long Road of fairly low quality. Not much space to improve at western end.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R16 (SHLAA Site CC905)	
Consultation Reference numbers: R16	
Site name/address: Cambridge Professional Development Centre Paget Road Trumpington	
Map: 	
Site description: Old school site, now used as training centre. Made up of old school building, associated car parking and green space (old playing fields). Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.	
Current use(s): In use as a professional County Council training centre	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire:0 Cambridge: 3.15	
Potential residential capacity: 50	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL 100% PDL (assuming the public open space is not developed).
Agricultural Land	Would development lead to the loss of the		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
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		GREEN = Development could have a positive impact by enhancing existing

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation One TPO on the boundary 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		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 Site is adjacent to Trumpngton

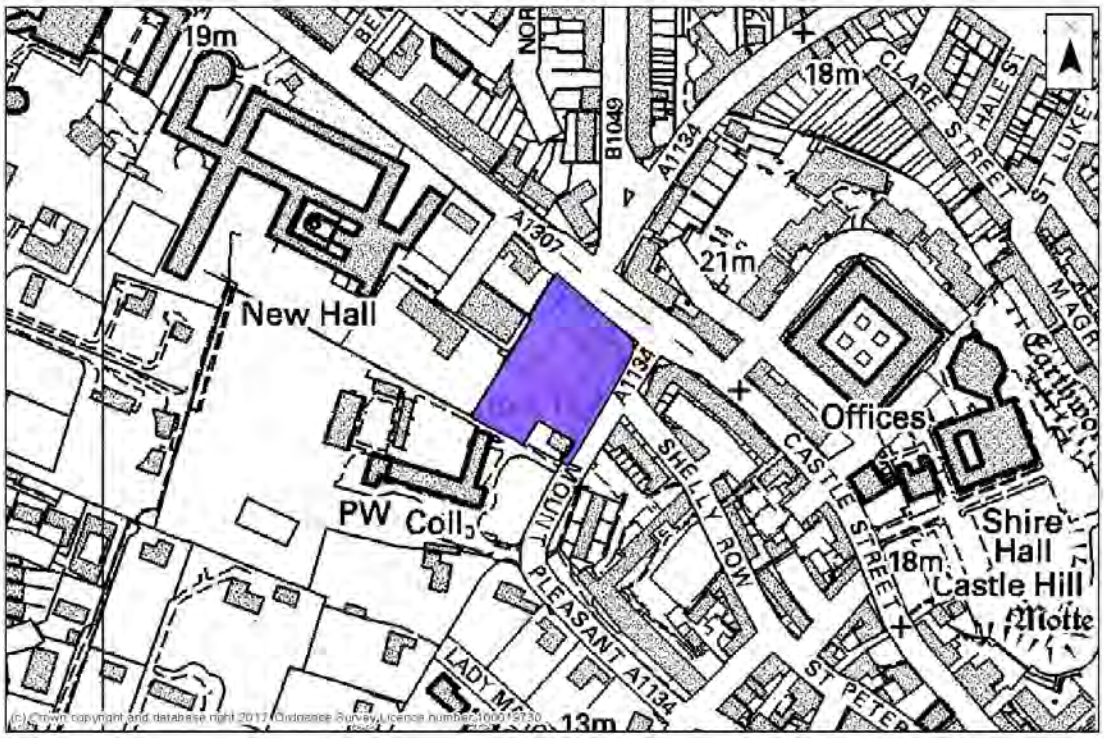
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Conservation Area. NGR: 545010 255150. Adjacent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (e.g. MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		RED = The site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency, or would lead to loss of open space without suitable replacement. Over half of the site is former school playing fields that are designate as protected open space in the 2006 Local Plan and the 2011 Open Space and Recreation Strategy. This area would need to be excluded from any development site.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Fawcett Primary School and Long Road Sixth Form College outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of play area on King George V recreation ground, Trumpington.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of Trumpington local centre.
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 Majority of the site is just beyond 400m distance of Trumpington Street Medical Practice, 17 Beverley Way, CB2 2JS
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).
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 The training centre is a professional training centre and conference centre and not really available to the local community.
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site is in LSOA Trumpington 8002: 12.6

	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
Employment - Accessibility	How far is the nearest main employment centre?		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
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is within 400m of Fawcett Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of the new Parkside Federation school being built on the Clay Farm development.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Good links should be provided through the Clay Farm site to the busway and Addenbrooke's and there is a link to the good off-road provision on Trumpington Road.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, the site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			R= Beyond 1000m (0) A = Within 1000m (2) 0 = Within 800m (3) G = Within 600m (4) GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car	Will it make the		AMBER = No impacts

Facilities	transport network safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R17 (SHLAA Site CC919)	
Consultation Reference numbers: R17	
Site name/address: Mount Pleasant House	
Map: 	
Site description: This site relates to a large, four storey office building and associated car park located on the south side of the road junction of Huntingdon Road, Histon Road and Victoria Road. The immediate context is mixed in character with a number of residential properties, offices, college buildings and a public house in the locality.	
Current use(s): Office block	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.57	
Potential residential capacity: 50	

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to 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 Potential impacts from noise and vibration due to very heavy traffic in the area. Noise survey and design and/or mitigation will be required.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) May not be suitable for houses with gardens. Developable but will require full condition.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

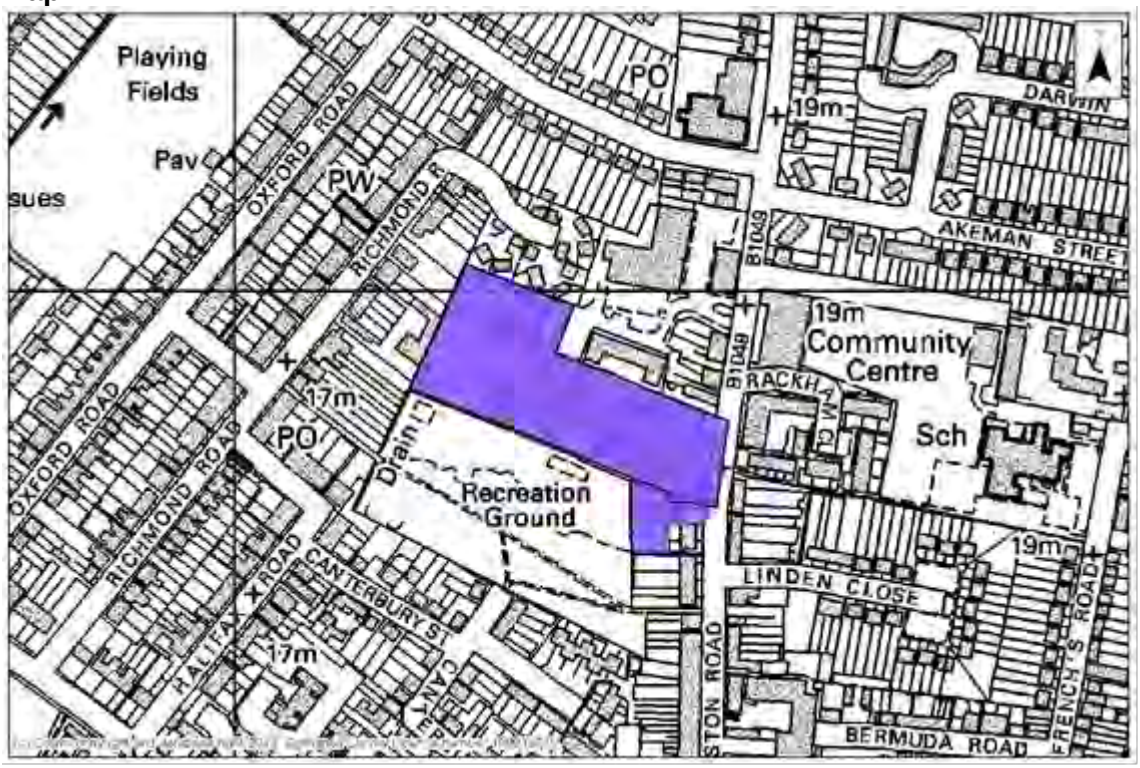
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are 31 TPOs onsite and 1 TPO on the boundary.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site not in the Green Belt.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Site is located in the West Cambridge conservation area and is adjacent to a BLI (18 Mount Pleasant House). Archaeology: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226). Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881). Foundation/basement impacts of Mount Pleasant House on archaeology is unknown
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Fairly significant amount of surface water flooding towards the west of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of 3 outdoor sports facilities including those at Chesterton Community College.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Albion Yard Children's Play Area.

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 Site is within 800m of both Histon Road and Victoria Road local centres.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m Half of the site is within 400m of the edge of the city centre, with the remainder beyond 400m.
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of The Surgery, 1 Huntingdon Road, CN3 0DB
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).
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
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site is in Castle LSOA 7958: 9.25

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%)
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Site is between 400 and 800m from St Luke's Church Of England Primary School, French's Road, CB4 3JZ and Park Street Primary School, Lower Park Street, CB5 8AR

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of Chesterton Community 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. Site is located on a very busy junction.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): Site R2 (Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road)	
Consultation Reference numbers: Site R2	
Site name/address: Willowcroft, Histon Road	
Map: 	
Site description: Industrial area located west of Histon Road, with the far western border of the site being the rear gardens of the properties on Richmond Road. To the north are the rear gardens on nursery walk and Histon Road Local Centre. There is a recreation ground to the south. It is a Local Plan 2006 allocation site (for residential) – site 5.07.	
Current use(s): Industrial estate	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.59	
Potential residential capacity: 78	

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

	to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land. The site is not on 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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14 Site is <1000m of an AQMA.
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 There are potential noise and vibration problems on the site that will require 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).
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

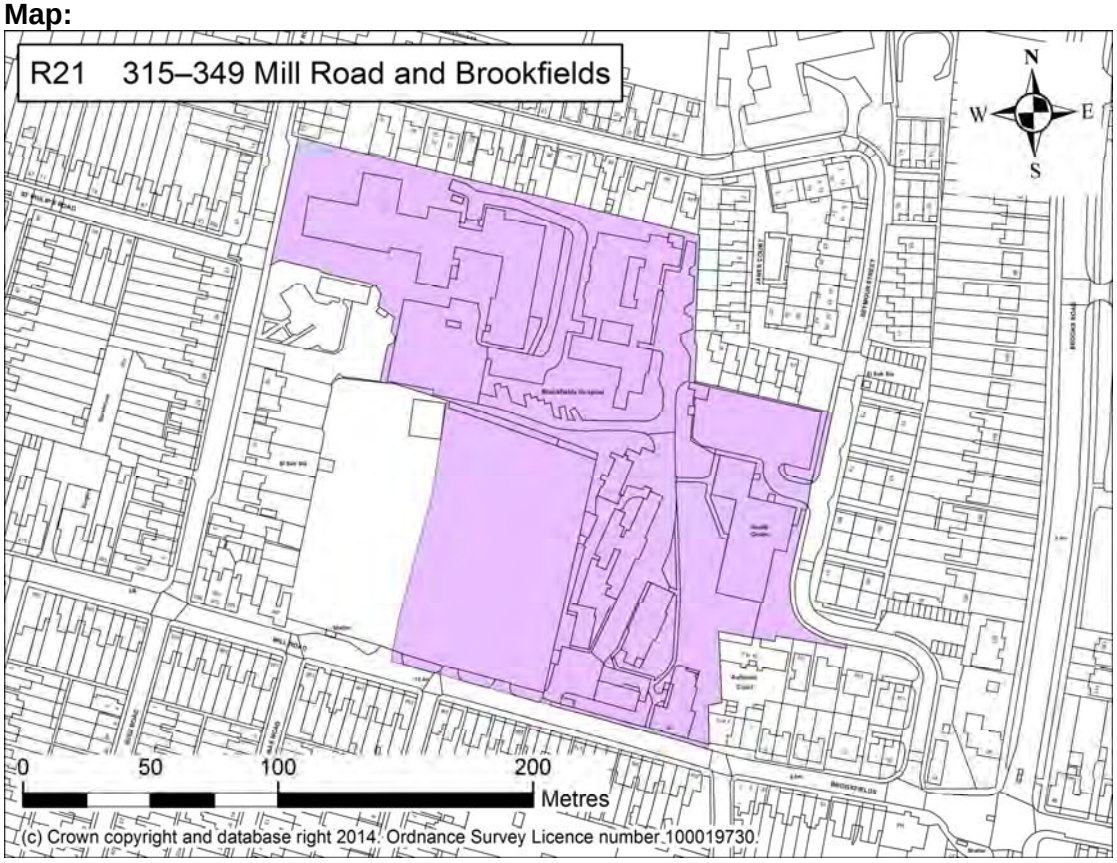
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		RED = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or		GREEN = Site does not contain or adjoin

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km; or allocation is not housing Site is within 1km of six outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages.
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		G =<400m Site is within 400m of Histon Road Local

	centre?		Centre catchment 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 Site is between 400 and 800m from The Surgery, 1 Huntingdon Road, CB3 0DB
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in Arbury LSOA 7949: 21.66 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		RED = Significant negative effect on vitality or viability of existing centres. AMBER = Negative effect on vitality or viability of existing centres. GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main		How far is the nearest main employment centre?

	employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is within 400m of either Mayfield Primary School, Warwick Road, CB4 3HN or St Lukes Church Of England Primary, Frenchs Road, CB4 3JZ
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
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. High traffic volumes and no facilities for

			cyclists at this end of Histon Road.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R21 (includes Local Plan 2006 Allocation Site 7.12 (Mixed Use))	
Consultation Reference numbers: R21	
Site name/address: 315 to 349 Mill Road and Brookfields	
Map: 	
Site description: This site on the Mill Road frontage was formerly occupied by Priory Motors and adjoins the former John Lewis warehouse to the west. The site includes Brookfields Hospital and other NHS buildings to the north, including a number of Buildings of Local Interest (BLIs). Houses on Vinery Road border the site to the west. There is a small group of commercial/retail buildings adjacent to the south west corner. Opposite the site, on the south side of Mill Road, are terraced houses from the end of the nineteenth century. There is a planned mosque and community facilities (granted planning permission 11/1348/FUL) on the eastern side of the site on the site of the former John Lewis warehouse. The plot to the east forms the other part of the Local Plan 2006 allocation for mixed use development (Site 7.12).	
Current use(s): Vacant land and community hospital.	
Proposed use(s): Residential with up to 1,000m^2 employment floorspace.	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.87	
Potential residential capacity: 128	

LAND			
PDL	Would development make		GREEN = Entirely on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14 Site is within 1000m of an AQMA
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 Traffic noise from Mill Road will have an impact. Noise assessment and mitigation will be required including careful design. Depending on the type of commercial uses proposed there may be potential for odour problems. Some commercial uses can be oderous and in this case mitigation measures will be essential.
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 has a long history of uses that could give rise to contamination including a garage, hospital and cement works. Further contamination assessment required. Houses with private gardens may not be suitable.
Water	Will it protect and where possible enhance the quality		GREEN = No impact / Capable of full mitigation

	of the water environment?		
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are many TPOs along the northern and eastern edges 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

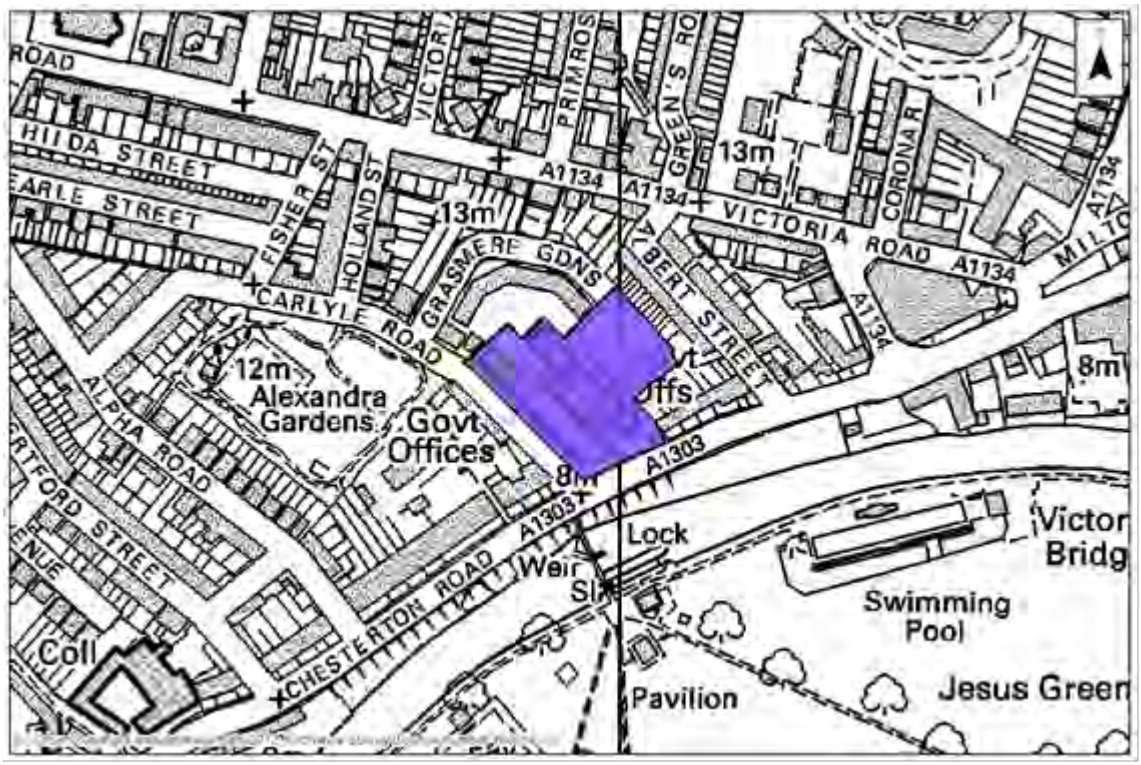
	townscape character, including through appropriate design and scale of development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt
Heritage	Will it protect or 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 The site is located in the Mill Road Conservation Area. There are a number of BLIs on the site including the older Brookfields Hospital buildings on and set back from Mill Road itself. Mitigation in terms of the historic environment aspect of the wider site would take the form of retention (and reuse) of the BLIs within the Conservation Area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk The site is in flood zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite There are no obvious constraints that would prevent the side from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of St Bede's School outdoor sports facilities and Coleridge Community College playing fields.

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Romsey Rec/Vinery Road park.
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 Site is within 400m of Mill Road West district centre.
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 Site is within 400m of The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street.
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).
Community Facilities	Will it encourage and enable engagement in community activities?		RED = Allocation would lead to loss of community facilities Potential loss of community hospital.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Romsey LSOA 8000: 10.3 and Romsey LSOA 7999: 24.29 (within 40% most deprived LSOA).

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Mitigation – expansion of capacity at St Philip's or other primary schools in the south of Cambridge. Expansion of Coleridge and other City secondary schools limited by site constraints. Regardless of the housing mix on this development, there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the city.
Distance: Primary School	How far is the nearest primary school?		G =<400m Approx half the site is within 400m of St Philips School, Vinery Way, CB1 3DR.

			Approx 5% of the site is within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) The site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St Bede's Inter-Church School, Birdwood Road, CB1 3TB
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. There is no provision for cyclists on Mill Road, but good links via Madras Road to the station and city centre. A toucan crossing on Mill Road should be considered to assist this.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined. However, the site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m

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

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R4 (Local Plan 2006 allocation site (for residential) – site 5.15)	
Consultation Reference numbers: R4	
Site name/address: Henry Giles House, Chesterton Road	
Map: 	
Site description: This site relates to the four storey, flat roofed Social Security/Jobcentre building. It is located on the corner of Chesterton Road and Carlyle Road. The building is set back from Chesterton Road, with an area of car parking between the building and the footway. There is a car park to the rear of the building. It is a Local Plan 2006 allocation site (for residential) – site 5.15.	
Current use(s): Office	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.775	
Potential residential capacity: 48	

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

	to the loss of the best and most versatile agricultural land?		This site is not on 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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA.
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 There are potential noise and vibration problems with this site, which would required 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

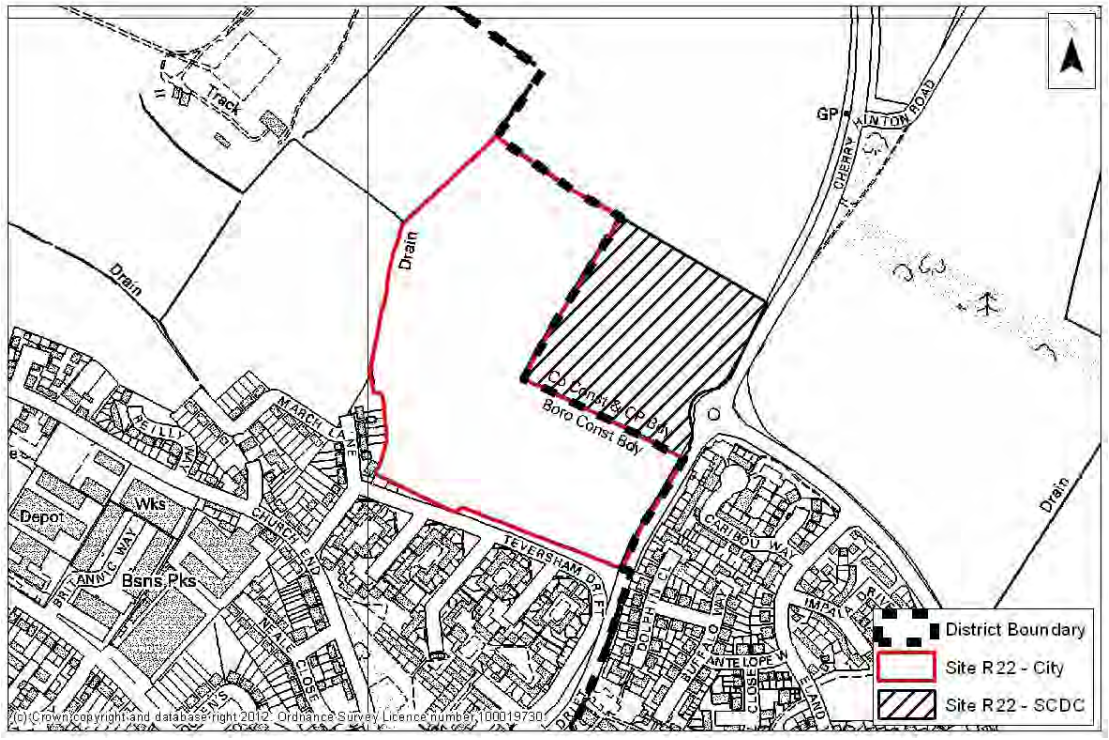
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is one protected tree close to 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Site is located within the Central Conservation Area. Multiple archaeological remains (late Saxon and later) found to south (MCB5545). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is located in Flood Zone 1. There are surface water issues for the whole site, possible to mitigate with careful consideration to site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of five outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Alexandra Gardens and Jesus Green.
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 Site is within 400m of Mitcham's Corner Local Centre.

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m Site is between 400 and 800m from three different health centres/GP services.
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in West Chesterton LSOA 8009: 25.31(within 40% most deprived LSOA)
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 - Accessibility	How far is the nearest main employment		How far is the nearest main employment centre? GREEN = <1km or allocation is for or

	centre?		includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Site is between 400 and 800m from Park Street Primary School, Lower Park Street, CB5 8AR
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.

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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): Site R40 – Land north of Teversham Drift	
Consultation Reference numbers: Issues and Options 2 – R22, Proposed Submission, R40	
Site name/address: Land north of Teversham Drift	
Map:  	
Site description: Open agricultural land to the southeast of Cambridge Airport and north of Teversham Drift	
Current use(s): Agriculture	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 3.67 Cambridge: 8.79	
Potential residential capacity: 498 (351 in Cambridge City, 147 in SCDC)	

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 Development in this location would involve

	best and most versatile agricultural land?		the loss of 13.65 hectares of predominantly grade 2 agricultural land located in sites R40, R41 and site SS/3. The remainder of the site is unclassified as urban land or non-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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Site near Cambridge Airport – noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise will require assessment prior to determination. Mitigation measures including detailed design of development necessary.
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 has a history of agricultural uses. Further contamination assessment is required.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	interest, and geodiversity? (Including International and locally designated sites)		Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into development given sufficient buffer to the built environment. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the Hedgerow City Wildlife site.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes Land was removed from the Green Belt through the Cambridge East Area Action Plan.
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 A late Saxon settlement and cemetery are known to the west. There is also evidence for Roman and Medieval activity in the vicinity. Evaluation would be recommended to support any development proposals for the site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is in flood zone 1, lowest risk of fluvial flooding. Some risk of surface water flooding in north west corner of the site. Capable of mitigation but could affect site density.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m Half the site is within 400m while the remainder is approx. 600m.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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
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).
Community Facilities	Will it encourage and enable engagement in community activities?		RED = Allocation would lead to loss of community facilities GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses AMBER = Adequate scope for integration 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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64 (within 40% most deprived LSOA).
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Possible mitigations: Primary – this level of development would require an additional 1 form of entry provision. Secondary – expansion of Netherhall and other city secondary schools limited by site constraints. Regradless of the mix of dwellings on this site, there is likely to be a need for additional places to be secured through CIL/S106. The approach of securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the city.
Distance: Primary School	How far is the nearest primary school?		R =>800m Approx 10% of the site is within 800m of Teversham Primary School.
Distance:	How far is the		A =1 to 3 km

Secondary School	nearest secondary school?		Site is between 1 and 3km from Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall School.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Narrow cycle lanes on Cherry Hinton High Street.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Two thirds of the site is accessible to HQPT as defined.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			R= Less than hourly service (0) A = Hourly service (2) 0 = 30 minute frequency (3) G = 20 minute frequency (4) GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			R= 20km + (0) A = 15k m to 20km (2) 0 = 10km to 15 km (3) G = 5km to 10km (4) GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car	Will it make the		AMBER = No impacts

Facilities	transport network safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R65	
Consultation Reference numbers: R44	
Site name/address: Betjemen House	
Map: 	
Site description: Brownfield	
Current use(s): Offices/public house	
Proposed use(s): Office/Mixed-use	
Site size (ha): 1.17ha	
Potential residential capacity: 156	

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality, adverse impact
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA and adjacent to a busy and frequently congested road.
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 Traffic noise from adjacent busy roads will affect parts of the site and depending on site layout noise from commercial uses, including plant noise, may affect the residential development both on and off site. Noise assessment and mitigation including detailed design will be required. Depending on layout of the site odour from some of the commercial uses, such as cooking odours may affect residential. Assessment and mitigation will be required. Light pollution – 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. The site has a history of former industrial/commercial uses. A contamination assessment will be required.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Not within a source protection zone.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Adjacent to Cambridge Botanic Gardens

	interest, and geodiversity? (Including International and locally designated sites)		County Wildlife Site. Designated for invertebrates and bryophytes. Site is also known to support good populations of garden birds, bats and badgers.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Development could have a positive impact by enhancing existing features and adding new features or network links. Could concentrate on buffering the Botanic Garden boundary and providing biodiverse green and brown roofs.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would		GREEN = No impact or Minor positive

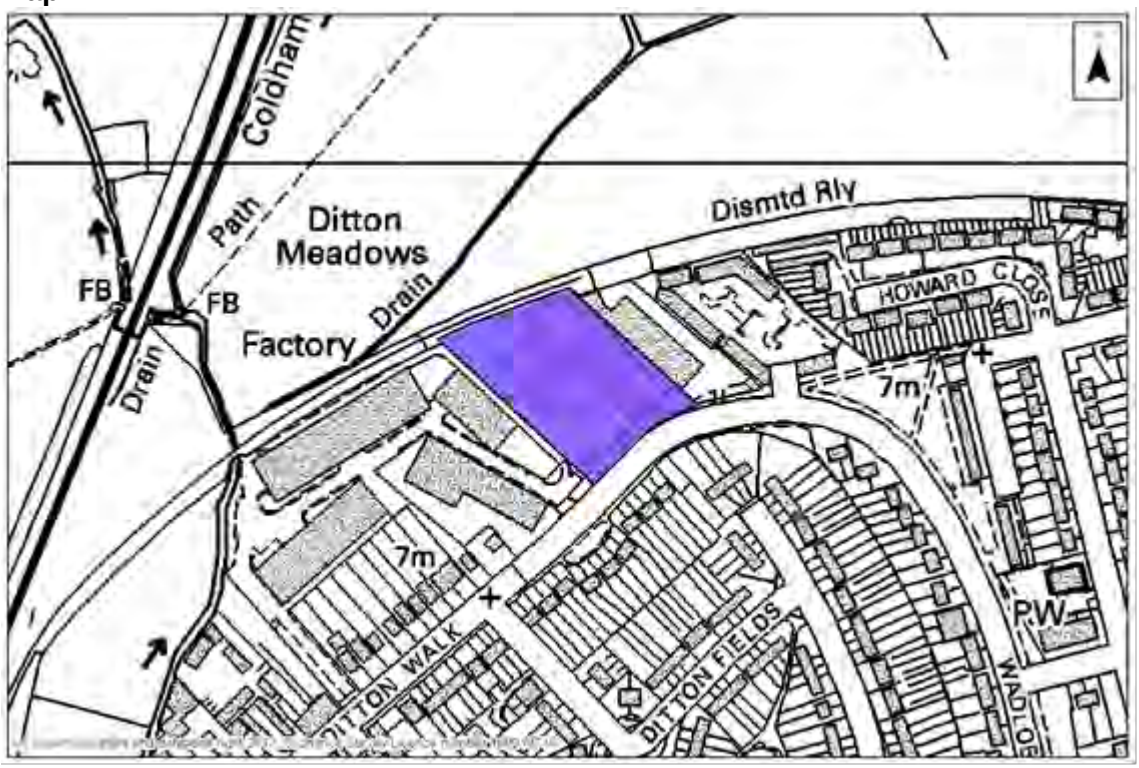
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes Site is not in the Green Belt
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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. Site is adjacent to an historic park/garden with potential for negative impacts capable of appropriate mitigation. The site is also located in a conservation area with potential for negative impacts capable of mitigation.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. The site is in the vicinity of an existing or proposed district heating network/community energy network.
Flood Risk	Will it minimise risk to people and property from flooding and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Flood Zone 1. Minor surface water issues that can be mitigated through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1 – 3 km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of a play space.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		GREEN =<400m Site is less than 400m from the nearest local/district centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		AMBER =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		GREEN =<400m Site is less than 400m from the nearest health centre of GP service (the Woodlands Practice).
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).
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 Public house to be retained on site.
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 in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is adjacent to LSOA Trumpington 8005: 21.59 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres

	vitality and viability of Cambridge, town, district and local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utility infrastructure is likely to be required as follows: • Electricity If any mitigation is deemed necessary this will be funded by the developer.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Development of these homes within the projected timescales is likely to add to the pressures currently being experienced in primary schools across the south of Cambridge. The Council's review of primary education provision has identified limited options for expansion of existing schools, and the same is likely to be identified through a review of secondary school provision. Therefore, regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Half of the site is within 400m of St Paul's Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of St Bede's Inter-Church

			Comprehensive School
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. High volume of traffic and lanes narrower than 1.5m.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		G = <400m
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. If the number of off-street sites currently on site is to be increased then mitigation will be required to accommodate additional movements. There is currently insufficient local highway network capacity although negative effects are capable of mitigation. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.

			S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts or minor improvements

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R5 (SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added)	
Consultation Reference numbers: R5	
Site name/address: Camfields Resource Centre & Oil Depot	
Map: 	
Site description: Industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot.	
Current use(s): Resource Centre and Oil Depot	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.858	
Potential residential capacity: 38	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14 Site is <1000m of an AQMA
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 There are potential noise problems associated with the site, capable of 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) Information received recently shows oil contamination beneath the site. Some types of residential development may not be suitable (e.g. houses with gardens).
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	interest, and geodiversity? (Including International and locally designated sites)		The site is close to Stourbridge Common LNR and is adjacent to Ditton Meadows City Wildlife Site.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Appropriate development could enhance boundary habitats and views from Ditton Meadows.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on		GREEN = No impact or Minor positive impact on Green Belt purposes

	Green Belt purposes?		Site is not in the Green Belt
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 Site is adjacent to Central Extension Conservation Area – the development of the site would not impact on the Conservation Area providing building height does not exceed the immediate surrounding area. Potential for archaeology – NGR: 547590 259880. Adjacent area (141 Ditton Walk) is heavily disturbed and archaeological remains are not likely to survive present land use.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk The site itself is in Flood Zone 1, although is adjacent to Flood Zone 3 (highest risk of fluvial flooding). There is a fairly significant amount of surface water flooding on the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Abbey Meadows Primary School and St Andrews Primary School outdoor sports facilities and Barnwell Road Recreation Ground
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Ditton Fields Recreation Ground and Dudley Road Recreation Ground
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A =400 - 800m Site is within 800m of Barnwell Road local centre.
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 Site is between 400 and 800m from East Barnwell Health Centre, Ditton Lane, CB5 8SP
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).
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
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in Abbey LSOA 7945: 24.27 (within 40% most deprived LSOA)
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?		
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		R =>800m
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path

			e.g. cycleway adjacent to guided busway. Good link to Newmarket Road but fairly poor quality off-road provision on Newmarket Road. Other good off-road links across Coldham's Common and Stourbridge Common unlit so issues of personal safety.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R6 (SHLAA Site CC443)	
Consultation Reference numbers: R6	
Site name/address: 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	
Map: 	
Site description: A series of community facility and other mixed use type buildings and associated car parking, on the south side of Newmarket Road close to the Barnwell Road / Wadloes Road roundabout. Residential development borders the site to the east and south.	
Current use(s): Churches, community centre, flats, nursery, games court, vicarage and car park	
Proposed use(s): Mixed use development including residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.01	
Potential residential capacity: 75	

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

	to the loss of the best and most versatile agricultural land?		Site is not on 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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14 Large site, so Air Quality Assessment required.
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 Noise affecting the end of the site near Newmarket Road. Noise Assessment required.
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
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

	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)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation A tree on the Methodist Church site has a TPO
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

	historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		impacts capable of appropriate mitigation Archaeological investigations undertaken on the adjacent Barnwell Road site revealed a cemetery of probable Saxon date (HER 16936). Additional burials or associated settlement evidence may extend into the proposal area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1 and no risk of surface water flooding.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Peverel Road play Area.
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 Site is within 400m of Barnwell Road local centre.

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 Majority of the site is within 400m of East Barnwell Health Centre, Ditton Lane, CB5 8SP.
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).
Community Facilities	Will it encourage and enable engagement in community activities?		RED = Allocation would lead to loss of community facilities Use of site associated with a community facility: Yes - the site comprises the Holy Cross Church, Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site in Abbey LSOA 7947: 23.64 (within 40% most deprived LSOA)
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		How far is the nearest main employment

Accessibility	nearest main employment centre?		centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Approx half the site within 400m distance from Abbey Meadows Primary School
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site is within 3kms of 5 secondary schools Chesterton Community College, Coleridge Community College, St Bede's Inter-Church Comprehensive School, Manor Community College, Parkside Community College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Medium/poor quality off-road path along Newmarket Road and busy roundabout to cross. Link to peverl Road should be

			widened and segregated by a kerb rather than railing as part of the development of this site.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R7 (Local Plan 2006 Allocation (for residential) – Site 5.02)	
Consultation Reference numbers: R7	
Site name/address: The Paddocks, Cherry Hinton Road	
Map:  	
Site description: Industrial estate located just to the north of Cherry Hinton Road, close to the junction with Perne Road. The site is bounded to the north, east and south by residential and are allotment gardens and residential to the west.	
Current use(s): Industrial estate	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.796	
Potential residential capacity: 123	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
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

	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)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Site contains protected land with protected trees on the site boundary.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

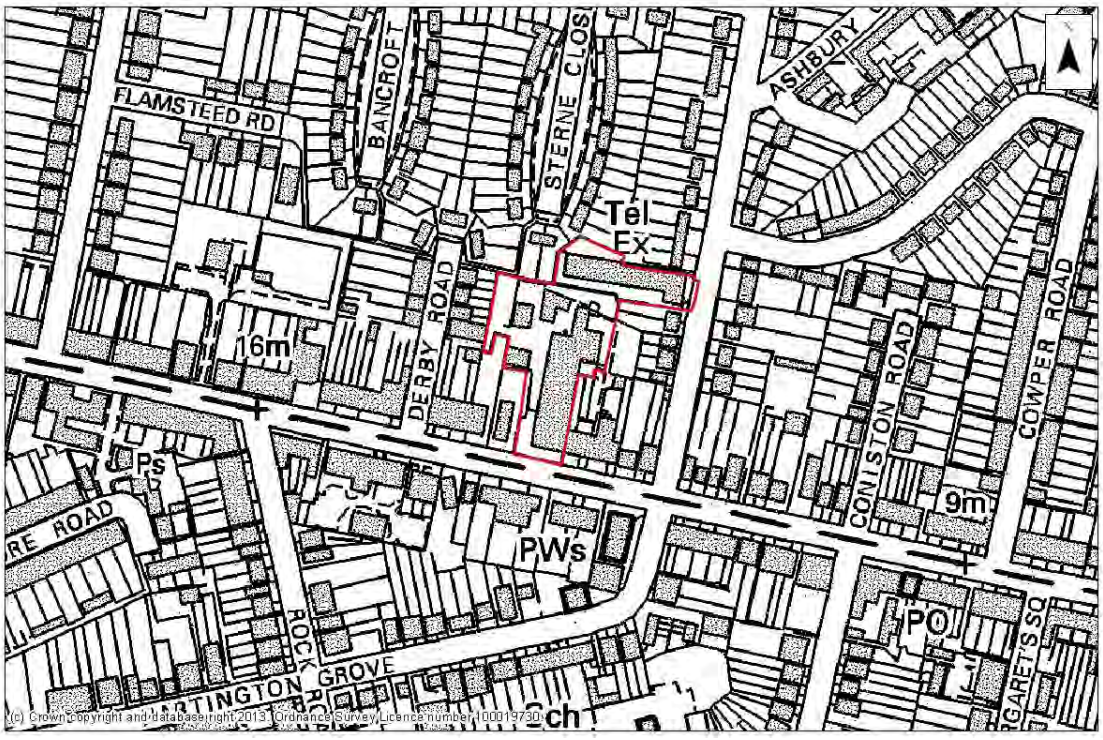
	historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		impacts capable of appropriate mitigation No history of excavation in this area but stray finds are known from gardens south of the plot (e.g. MCBs5247, 5794). WW2 structures in the vicinity (to the north: MCB17102). An Archaeological Condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 400m of St Bede's School.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of St Thomas' Road Play Area and Cherry Hinton Hall is only just beyond 400m from the site and remains easily accessible
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 Site within 400m of Adkins Corner.

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 Site is within 400m of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA
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).
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
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. Site is in Coleridge LSOA 7969: 12.4 and Coleridge LSOA 7968: 9.55
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 - Accessibility	How far is the nearest main employment		How far is the nearest main employment centre? RED = >3km

	centre?		AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Site is between 400 and 800m from: Queen Emma Primary School, Gunhild Way, CB1 8QY; Morley Memorial School, 91 Blinco Grove, CB1 7TX; Queen Ediths County Primary School, Godwin Way, CB1 8QP; and Ridgefield Primary School, Radegund Road, CB1 3RH
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St.Bedes Inter-Church School, Birdwood Road, CB1 3TB

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Safety improvements for cyclists are needed to the roundabout. Off-road facilities for cyclists in the area are of medium quality, particularly further west along Cherry Hinton Road where they disappear altogether.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking		AMBER = No impacts

	or cycling facilities?		

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): R8 – (SHLAA Site – CC087)	
Consultation Reference numbers: R8	
Site name/address: 149 Cherry Hinton Road	
Map: 	
Site description: The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.	
Current use(s): Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.76 (assumed net developable area: 0.413)	
Potential residential capacity: 33	

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

	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?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 The site is bounded by commercial uses and a site noise survey would be required with potential for noise controls being needed.
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International 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

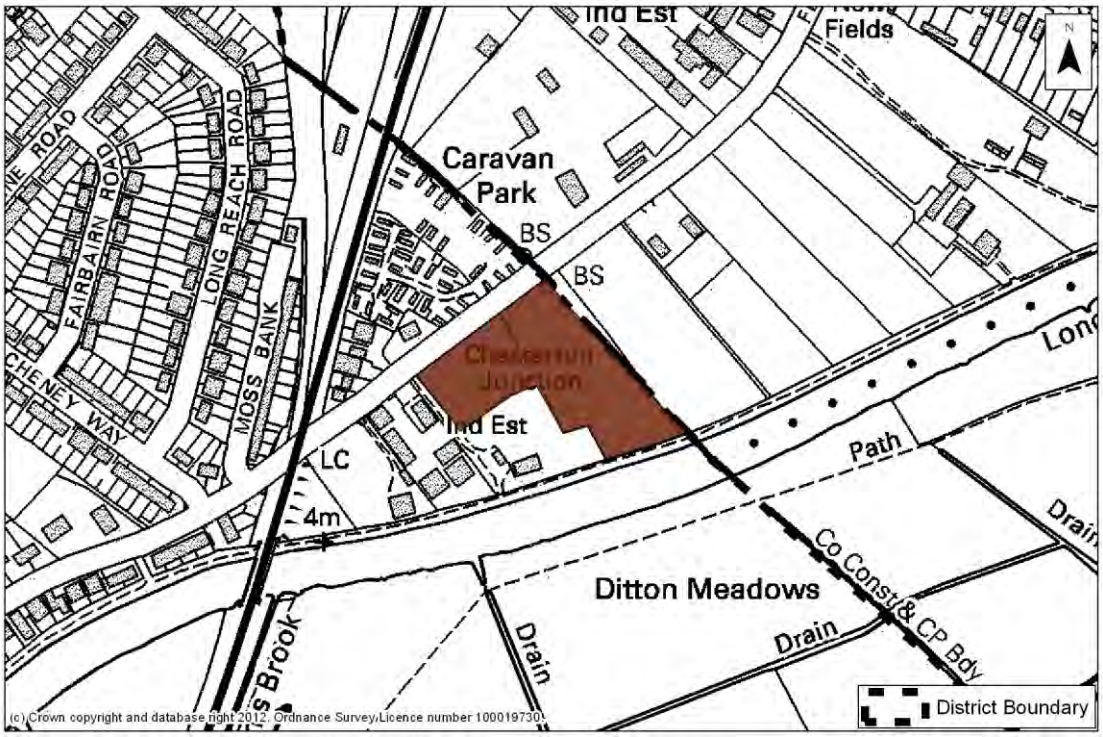
	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt
Heritage	Will it protect or enhance sites,		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings

	features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		and features, with potential for negative impacts capable of appropriate mitigation The development of the site should not affect any features or areas of historical, archaeological or cultural interest provided that building height does not exceed the immediate surrounding area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Coleridge Community College playing fields.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Coleridge 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?		G =<400m Site is within 400m of both Cherry Hinton Road East and West local centre

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 Majority of the site is within 800m of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA
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).
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
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. Site is in LSOA Coleridge 7966: 11
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 - Accessibility	How far is the nearest main		How far is the nearest main employment centre?

	employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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 While the site is in light industrial use, it is not identified in the Employment Land Review and given the residential nature of the area the redevelopment of the site for residential may be more appropriate.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Primary amber; secondary red; overall amber. Schools sites in Cambridge are largely constrained and without significant investment to replace existing buildings, provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of city.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Medium quality off-road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on Coleridge Road for route to station.
HQPT	Is there High Quality Public Transport (at edge		GREEN = High quality public transport service Accessible to HQPT as defined. Site is

	of site)?		within 400m of other bus services that link the site to the City Centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): RM1 (Local Plan 2006 Allocation (off river moorings) – Site 3.01)	
Consultation Reference numbers: RM1	
Site name/address: Fen Road	
Map: 	
Site description: Local Plan 2006 Allocation (site 3.01). The site is currently green space and is located to the south and east of Fen Road and to the north of the River Cam, close to the railway line (which is to the west).	
Current use(s): Agricultural	
Proposed use(s): Residential moorings.	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.988	
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 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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Adjacent to the River Cam County Wildlife site
Biodiversity	Would development reduce habitat		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Potential to enhance riparian habitats. Water Voles possible.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		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 Area of Iron Age and Saxon inhumations (MCB6756 and 6758) and Roman

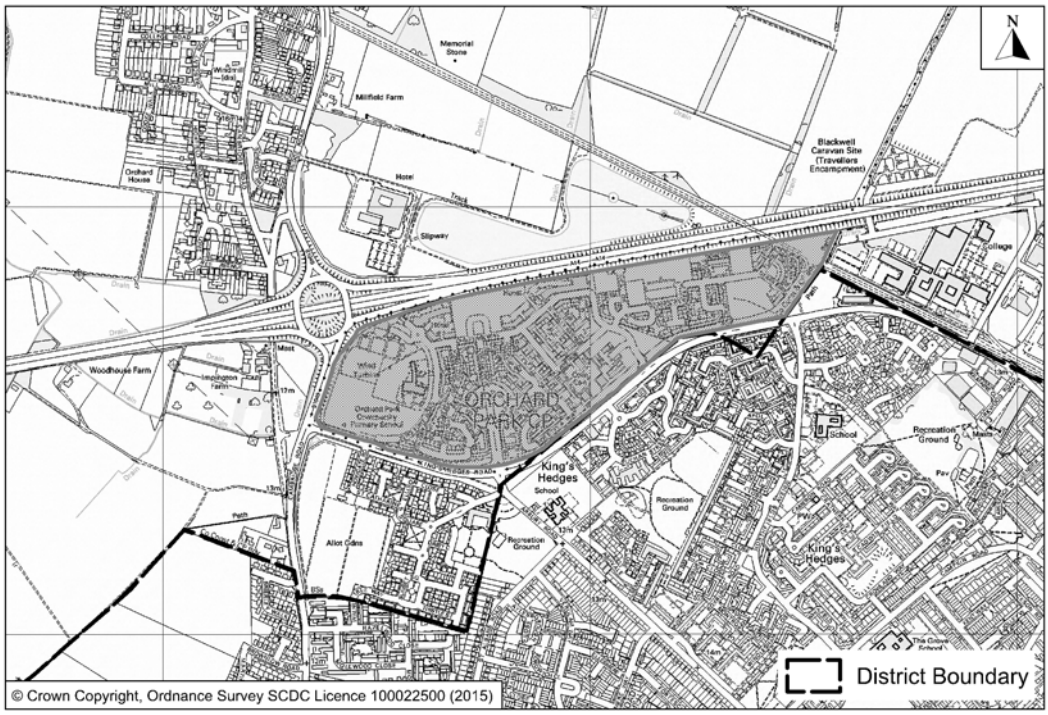
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		occupation (MCB6757) found immediately north of this plot in a former gravel pit (shown on1st and 2nd ed OS maps). That archaeological evidence will occur in site 44 can be anticipated. Owing to the presence of burials evidence of further similar remains should be obtained prior to any planning decision in order that an appropriate mitigation strategy can be devised for any potential cemetery or, if remains are deemed to be of national significance, to object to development in this area. A Pre-determination evaluation will be required ahead of any planning determination.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Flood zone 1, lowest risk of fluvial flooding. Adjacent to flood zone 3, highest risk of flooding. Minor to moderate amount of surface water flooding towards the centre of the northern site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of St Andrews Primary School's outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m
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		R =>800m

	centre?		
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 Site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in East Chesterton LSOA 7972: 24.48 (within 40% most deprived LSOA).
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 - Accessibility	How far is the nearest main employment		How far is the nearest main employment centre? GREEN = <1km or allocation is for or

	centre?		includes a significant element of employment or is for another non-residential use
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m Site is between 400 and 800m from Shirley School, Nuffield Road, CB4 1TF
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Site is within 3km of: Chesterton Community College, 297 Gilbert Road, CB4 3NY; Manor Community College, Arbury Road, CB4 2JF and Parkside Community College, Parkside, CB1 1EH
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. But only if speeds were reduced along Fen Road with additional traffic calming measures. The addition of an advanced

			stop lane in front of cars queuing whilst the level crossing barriers are down would also be beneficial. However, facilities for pedestrians are very poor here with no space for a footway either side of the level crossing.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = within 400m (6)
Frequency of Public Transport			R= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m Half of the site is between 400 and 800m of a proposed train 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge**
Site reference number(s): SP/1 / SS/1	
Consultation Reference numbers:	
Site name/address: Orchard Park – remaining land parcels	
Map:	



Site description: The site lies between Cambridge Road and the Cambridge Science Park, to the south of the A14 and north of Cambridge.

Orchard Park was allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/1. Although most of the site has been developed there are some remaining undeveloped parcels of land. Policy SP/1 has been carried forward into the Local Plan as Policy SS/1.

Current use(s): The last few remaining parcels of a development site.

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 32.29 ha

Potential residential capacity: 140 dwellings on Parcels Q, COM2 and the former HRCC site. 80 dwellings on Parcel L2 and COM4.

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL Forms the last few remaining parcels of a development site.
Agricultural	Would		GREEN = Neutral. Development would not

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Partly located in an AQMA, mitigation measures would be required, but can be achieved.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 Partly located in an AQMA. 13m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Noise mitigation required, due to location adjoining A14.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including International 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

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Site is within the existing built-up area.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Site is within the existing built-up area and the Development Framework Plan and Orchard Park Design Guidance Supplementary Planning Document will guide development on the remaining parcels of land to ensure compatibility.
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 Appropriate mitigation on Arbury Camp site of archaeological interest is required.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Onsite provision of outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Onsite provision of play space.
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 Orchard Park will have a local centre onsite
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 1,076m ACF from centre of site to Arbury Road Surgery, Cambridge.
Key Local Facilities	Will it improve quality and range of key local		AMBER = No impact on facilities (or satisfactory mitigation proposed). Remaining parcels will primarily be

	services and facilities including health, education and leisure (shops, post offices, pubs etc?)		residential development. No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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 Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.0km ACF from centre of the site to Cambridge 004D (Chesterton Community College, The Westbrook Centre, Henry Giles House and Carlyle House)
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		GREEN = Existing infrastructure likely to be sufficient

	infrastructure, including communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places
Distance: Primary School	How far is the nearest primary school?		G = <400m Orchard Park Primary School is within the site.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.4km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 24
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,574m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is		GREEN = No capacity / access constraints identified that cannot be fully mitigated

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

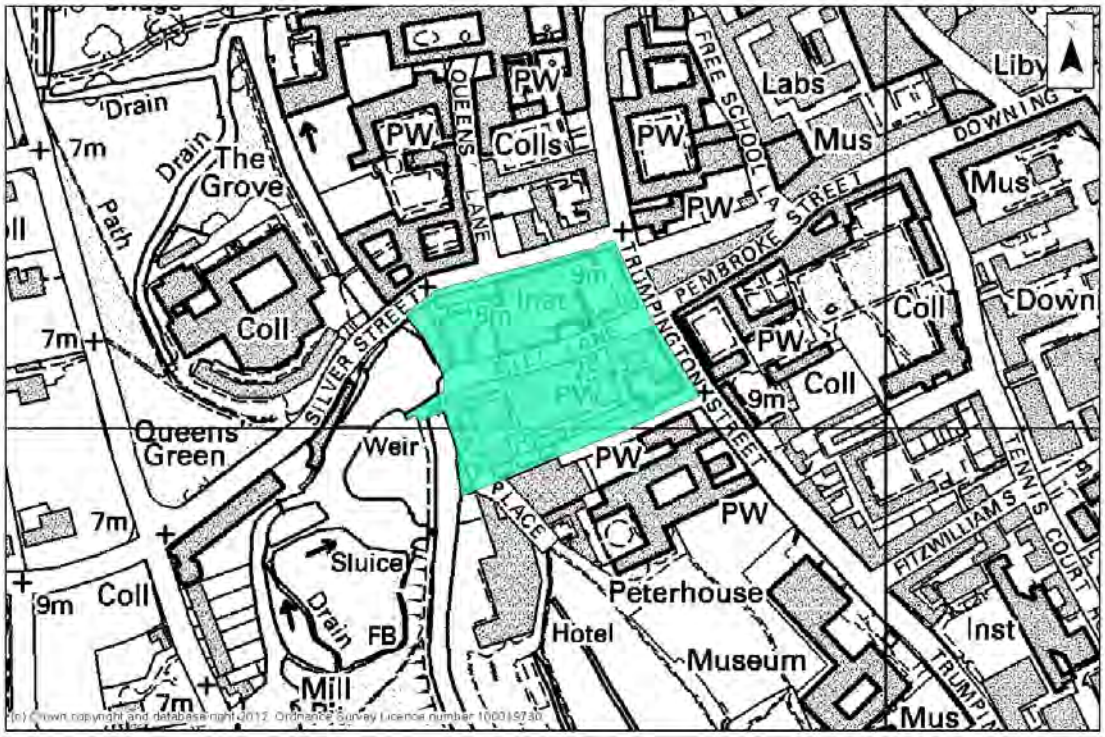
Site Information	
Development Sequence	**Cambridge urban area**

Site reference number(s): U1 (Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10)

Consultation Reference numbers: U1

Site name/address: Old Press, Mill Lane

Map:



Site description: The site lies on the eastern bank of the River Cam, and is bounded by Silver Street to the north, Little St Mary's Lane to the south, and is dissected by Mill Lane. It provides a range of accommodation for the University of Cambridge's academic and administrative facilities.

The Old Press/Mill Lane SPD put forward a vision that the site provides an opportunity to create an area with distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It could contain a mix of uses that complement the City's historic core and its riverside location. Development could support the creation of a more attractive, accessible, safe and sustainable environment.

Current use(s): Student accommodation, academic and administrative offices

Proposed use(s): University related uses

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.004

Potential residential capacity: n/a

LAND			
PDL	Would development make		GREEN = Entirely on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
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 Potential noise and vibration issues with the site, capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is one protected tree onsite.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

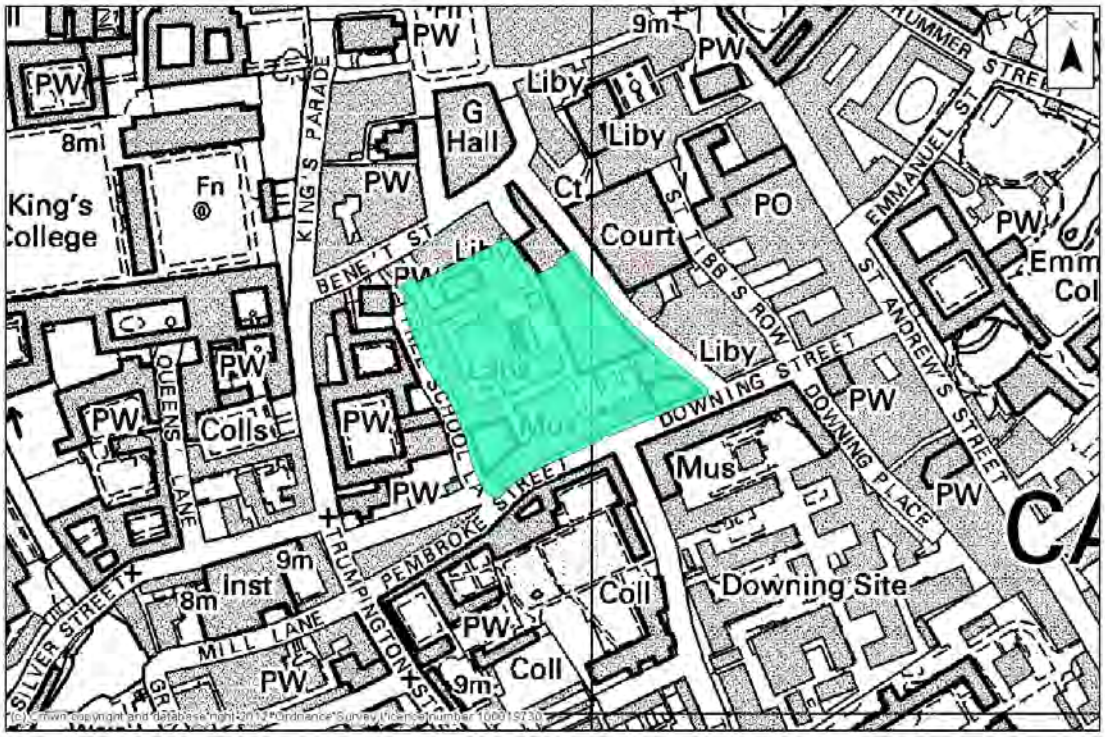
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 The site is located in the Central Conservation Area and contains a number of listed buildings with potential for negative impacts capable of mitigation. Archaeology = red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19th century Pitt Press (47314) of CUP. The line of the 13th century town ditch, the King's Ditch, traverses this plot - believed to be beneath the current route of Mill Lane, or close by. This demarcates a zone of enclosed town and the suburban land beyond, which was also a settlement zone during that period. The south gate into Cambridge lay just south of the Mill Lane/Trumpington Street cross road (MCB5537), itself a focus for settlement, alms giving and opportunistic trade. Medieval and Roman finds (MCBs 5882-3, 5492) relating to contemporary and earlier settlement evidence (the river being the focus of settlement in the Roman period) were found during the building works for the Pitt Press in the 19th century. Owing to the historic and archaeological significance of the plot a programme of pre-determination evaluation will be required ahead of any planning determination. This should include an impact assessment of the current buildings and an appraisal of the known depths of archaeological evidence in the area, and to establish greater detail on the depth of the archaeological sequence through an array of controlled trial pits in areas that will be subject to new ground works.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy.

			Site is in an area that shows potential for district heating networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Flood zone 1, lowest risk of fluvial flooding. Adjacent to Flood zone 3, highest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Newnham Croft primary schools outdoor sports facilities and the sports grounds of a number of Colleges.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m
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 Site is in the city centre
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m Site is in the city centre
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of Trumpington Street Medical Practice, 56 Trumpington Street.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
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. Site does not include housing.
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. Site is in Market LSOA 7981: 10.34
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 - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
Utilities	Will it improve the level of investment in key community services and		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

	infrastructure, including communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not a housing allocation.
Distance: Primary School	How far is the nearest primary school?		G =<400m Allocation is for University related development
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Allocation is for University related development
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Silver Street is narrow and busy at peak times though a good link when only one way.
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.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City			GG = Up to 5km (6)

Centre			
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): U2 (Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.)	
Consultation Reference numbers: U2	
Site name/address: New Museums	
Map: 	
Site description: Site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.	
Current use(s): University facilities and museums	
Proposed use(s): University related uses	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.971	
Potential residential capacity: n/a	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
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 Potential noise and vibration problems, capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International 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

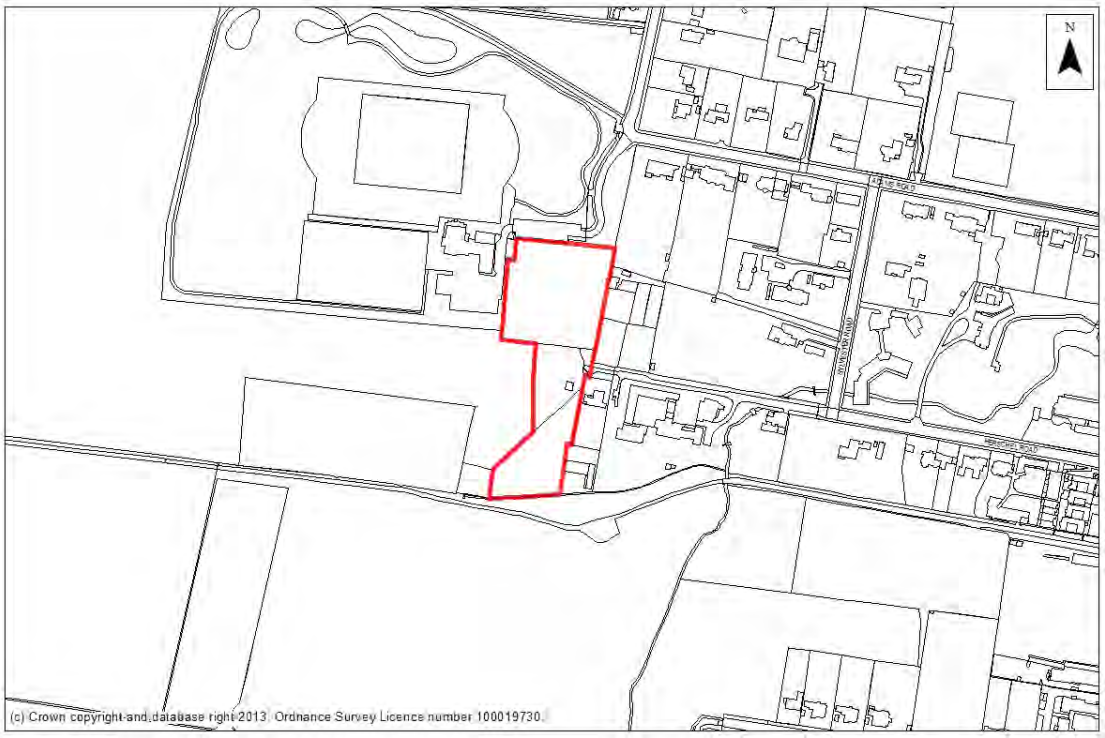
	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is one TPO onsite.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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 Site is not in the Green Belt.
Heritage	Will it protect or enhance sites,		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings

	features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		and features, with potential for negative impacts capable of appropriate mitigation Site is located in the Central Conservation Area and contains many listed buildings. Significant town plot containing the 13th C King's Ditch, therefore, areas enclosed by it to the northwest, and suburban areas outside it – as recently seen in excavations ahead of the Grand Arcade development (ECB 2379) where medieval and later settlement prevailed. The plot contains notable listed buildings, including the 17th century Old Perse School (MCB5692) and the Old Cavendish Laboratory (MCB16535), but was occupied in the medieval period by an Augustinian Friary (within the town enclosure: MB5717). An Archaeological Condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Area is in an area that shows potential for district heating and a heat network is proposed for the site as part of current redevelopment proposals.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in flood zone 1, lowest risk of fluvial flooding. Minor surface water issues on site that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints to prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Allocation not for housing.
Distance: Play	How far is the		GREEN =<400m

Facilities	nearest play space for children and teenagers?		Allocation not for housing.
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 Site is within the city centre
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m Site is within the city centre
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit Improvements to Museums proposed.
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 Improvements to Museums proposed.
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. Site is not for housing.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site is in Market LSOA 7981: 10.34

	result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not for housing.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is not for housing.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not for housing.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.

			Site is in the city centre.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Not accessible to HQPT as defined however site is in the city centre.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m A = 400 - 800m G = <400m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Cambridge urban area**
Site reference number(s): U3	
Consultation Reference numbers: U3	
Site name/address: Grange Farm off Wilberforce Road	
Map: 	
Site description: Enclosed scrubland with a tennis court at the south of the site, located to the south of the University Sports Ground. Local Plan 2006 site allocation 7.09	
Current use(s): Uncultivated land and a tennis court	
Proposed use(s): University related uses (student accommodation – capacity 120 student units)	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.22	
Potential residential capacity: n/a	

LAND			
PDL	Would development make use of previously developed land?		AMBER = 20% PDL: aerial photos indicate several trees and uncultivated land onsite with a tennis court.
Agricultural Land	Would development lead to the loss of the		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		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 (student accommodation development).
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m 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 May be potential problems with light pollution and noise from the M11, capable of 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)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation The boundary hedgerows form part of a wider network. As with much of the arable land surrounding the City it still support good populations of farmland birds such as

	locally designated sites)		skylark and grey partridge, as well as Brown Hares. Corn Buntings are regular breeding species in these fields. The hedgerows also support breeding linnet, yellowhammer and whitethroat. The site is also close to the Bin Brook City Wildlife Site supporting a population of the declining Water Vole (Arvicola amphibius), plus a group of at least 5 mature pollard willows in association with other semi-natural habitats. Potential for river restoration work on the chalk stream as part of any development. Would require significant natural buffer and linking with SUDs etc.
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 Farmland Birds, hedgerows, Bin Brook.
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 are no protected trees on or around the periphery of the site. Pre-development tree survey to British Standard 5837 may be required.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		local townscape character, or provide minor improvements)
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 The site is within a Conservation Area. On the route of a Roman Road heading SW from the walled upper town to the west of Newnham, the site contains Roman pottery remains (MCB5338) and evidence of Medieval cultivation (MCB5339). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Southern edge of site in flood zone 3, highest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the north and southern edge of the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing. Site is within 1km of the University Athletics Ground.

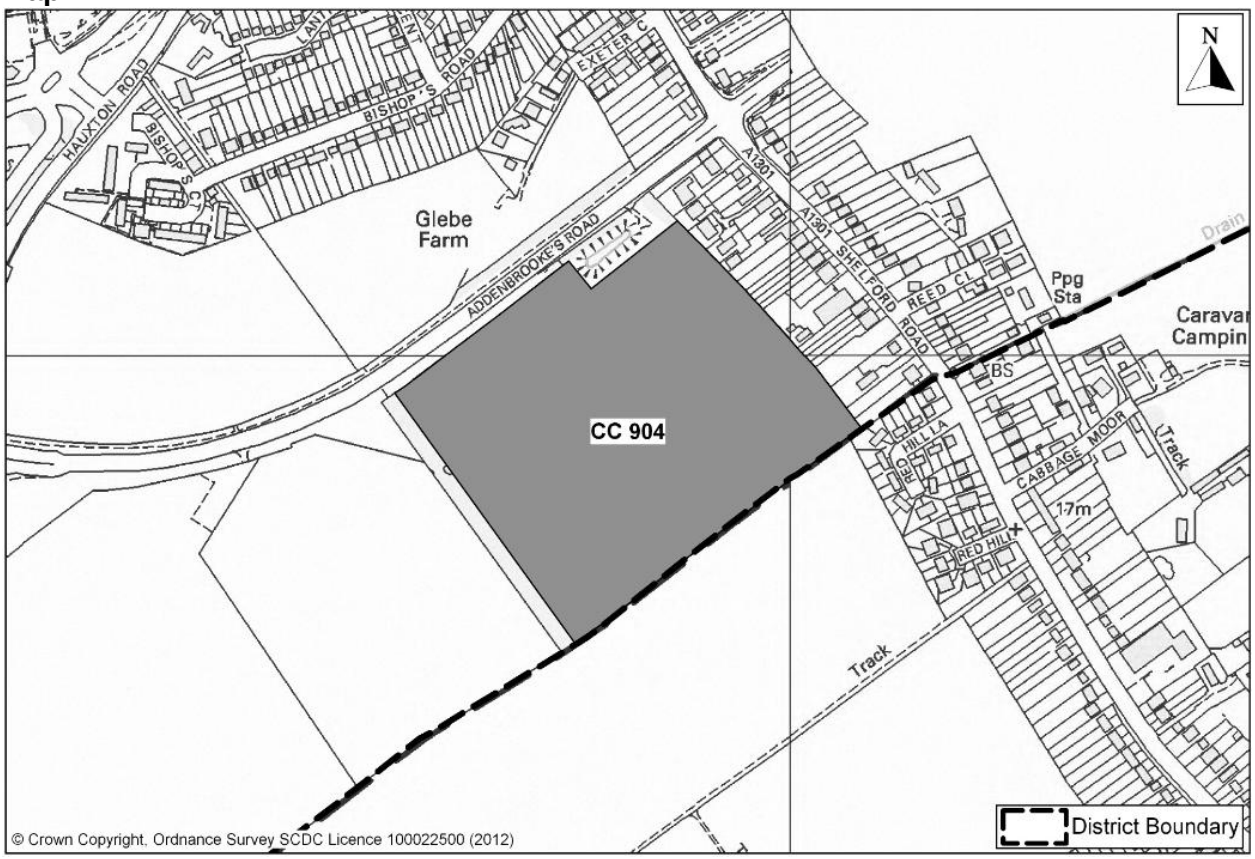
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Student accommodation development.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Amber: Site in Newnham LSOA 7984: 4.61

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development
Distance: Primary School	How far is the nearest primary school?	N/a	Non-residential development.
Distance: Secondary School	How far is the nearest secondary school?	N/a	Non-residential development.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.

			Increased usage of the route via Burell's Walk into the city will be an issue and an alternative route, as set out in the West Cambridge S106 agreement, via Cranmer Road or the Rugby Club path and West Road (and Queens Green) or Sidgewick Avenue with associated cycle improvements will be essential as an alternative.
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.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			A = Within 1000m (2)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**e.g. Edge of Cambridge (Broad Location 5)**
Site reference number(s): CC904	
Consultation Reference numbers: CC904	
Site name/address: Land East of Hauxton Road	

Map:



Site description: The site comprises large agricultural fields, situated to the south of the Addenbrooke's Road, east of the M11, and west of Great Shelford. Situated within a flat, open landscape, it is mostly low-lying arable land. There are long views between the edge of Cambridge and the surrounding necklace villages to the south. The northern and western boundaries are quite open, with recent landscaping along the Addenbrooke's Road and a few scattered shrubs and trees. The rear gardens of houses fronting Shelford Road are lined by a mature hedge with scattered trees.

Current use(s): Agricultural.

Proposed use(s): Residential.

Site size (ha): Cambridge: 9.22

Potential residential capacity: 310

LAND			
PDL	Would development make		RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		Amber: Despite this proposal not being adjacent to an Air Quality Management Area, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1000m of an AQMA, M11 or A14. The submitted site is relatively close to the M11 and the A1309.
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. The site frontage to the Addenbrooke's Road will be the noisiest part of the site . Noise assessment and potential noise mitigation needed.
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
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

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation. None on site but some close to eastern boundary.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development would extend the urban edge westward, but because the site is on high ground, development would have a severe adverse impact on the setting of the City. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The majority of the sector was identified as connective landscape in the 2002 Green Belt Study by Landscape Design Associates. However, the new development occurring at Glebe Farm is creating a strong and recognisable new area of Cambridge, supporting the distinctive character of the city. The northern part of the sector forms the setting

			for this new urban edge and is therefore now categorised as supportive. The southern part of the sector is, as previously, connective. The M11 corridor is identified as a visually detracting feature that influences the western edge of this sector.
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. The existing edge is of a lesser quality, and if above restriction applies, it could be mitigated. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The majority of the sector was identified as connective landscape in the 2002 Green Belt Study by Landscape Design Associates. However, the new development occurring at Glebe Farm is creating a strong and recognisable new area of Cambridge, supporting the distinctive character of the city. The northern part of the sector forms the setting for this new urban edge and is therefore now categorised as supportive. The southern part of the sector is, as previously, connective. The M11 corridor is identified as a visually detracting feature that influences the western edge of this sector.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes • To preserve the unique character of Cambridge – red: Extending the urban edge to the south of the Addenbrooke's Road at this location would not affect the compact nature of the city. • Coalescence – green: The development extends the envelope of Shelford Road westward, but would not cause coalescence harm; • Setting of Cambridge – red: Development would extend the urban edge westward, but because the site is on high ground, development would have a severe adverse impact on the setting of the City; • Key views of Cambridge – green: Minor impact on views; • Soft green edge – amber: Development would extend the urban edge westward. If development were restricted to low

			level, low density a soft green edge could mitigate. • Distinctive urban edge – amber: The existing edge is of a lesser quality, and if above restriction applies, it could be mitigated; • Green corridors – green: The development site is not close to a green corridor; • Green Belt villages – green: No impact on Green Belt villages; • Landscape with a strongly rural character – amber: The landscape is not strongly rural, but there is a definite urban edge which should be preserved. Adequate mitigation would not be possible unless development restricted to low level, low density. Overall conclusion = red: The development site is on higher, open land and visible from areas to the west, south and southeast. Overall there would be adverse impact on the purposes of Green Belt in terms of openness and setting of the City. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The majority of this sector (sub area 8.1) plays a key role in the setting of the south of Cambridge, ensuring that the expansion of the city does not continue unchecked and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the expanding edge of the city and prevents the sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11 in contrast to the relationship with the A14 to the north of Cambridge. A distinctive gateway to the city is being created at Trumpington Meadows and Glebe Farm. Sub area 8.1 is also key in the separation between the edge of Cambridge and the necklace villages of Great Shelford, Hauxton and Little Shelford. However, sub area 8.2 plays a limited role in the Green Belt due to its enclosed nature and its close relationship with existing built form along Cambridge Road.
Heritage	Will it protect or enhance sites, features or areas of		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

	historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		impacts capable of appropriate mitigation. Cropmark remains of later prehistoric settlement to immediate south. Roman villa complex 500m west. Iron age settlement remains excavated at Glebe Farm to north. A programme of archaeological works should be undertaken prior to any planning application.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. 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 allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m

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
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities. Separated from existing communities by the Addenbrooke's Access Road and from the Park & Ride site by Hauxton Road. Distant from Great Shelford.
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 - Accessibility	How far is the nearest main		How far is the nearest main employment centre?

	employment centre?		AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		R =>800m
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER. Only if there is a formal crossing of Addenbrooke's Road to link to the off-road path and Glebe Farm/ Clay Farm and a direct link to Shelford Road from the south of the site.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			R= Beyond 1000m (0) A = Within 1000m (2) 0 = Within 800m (3) G = Within 600m (4)

			GG = Within 400m (6)
Frequency of Public Transport			R= Less than hourly service (0) A = Hourly service (2) 0 = 30 minute frequency (3) G = 20 minute frequency (4) GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			R= Greater than 50 minutes (0) A = 41 to 50 minutes (2) 0 = 31 to 40 minutes (3) G = 21 to 30 minutes (4) GG = 20 minutes or less (6)
Distance for cycling to City Centre			R= 20km + (0) A = 15k m to 20km (2) 0 = 10km to 15 km (3) G = 5km to 10km (4) GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m A = 400 - 800m G = <400m
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. The M11, A1309 and the Addenbrooke's link road combine to provide significant severance for walking and cycling trips to off-site destinations, including the public transport and employment nodes at Trumpington Park and Ride and Addenbrooke's. These provide a significant barrier to making this site attractive in terms of sustainable transport.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	Grange Farm CC916
Development Sequence	**Edge of Cambridge (Broad Location 1)**
Site reference number(s): CC916	
Consultation Reference numbers: CC916	
Site name/address: Grange Farm	
Map: 	
Site description: Land on the western edge of the city up to the M11. A series of large agricultural fields and recreation grounds, mostly surrounded by hedgerows and occasional hedgerow trees, giving an open appearance when viewed from the west.	
Current use(s): Agriculture and recreation.	
Proposed use(s): Residential	
Site size (ha): 44.03 South Cambridgeshire:00.00 Cambridge: 44.03	
Potential residential capacity: 991-1,486	

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land. Majority of site is on Grade 3 land and the remainder is on urban 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?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts. The site will have a significant adverse impact on air quality due to major transport impact. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14. Site less than 1,000 metres from M11. An air quality assessment is essential.
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation. The site will be affected by noise from the M11. Part of the site will not be suitable for residential at all. Development of the remainder of the site will require a full noise survey and could merit an amber score. Design and mitigation measures required. Noise mitigation could involve landscaped bunds, physical barriers, site layout and use of specially designed dwellings.
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 has previous potentially contaminative uses as a result of historic usage. Further contamination assessment is required.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Not within SPZ1 or allocation.
BIODIVERSITY			
Designated	Will it conserve		AMBER = Contains or is adjacent to an

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation.
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
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development would compromise the openness of the area, interrupting views into the historic core, have a negative impact on setting and changing the soft green existing urban edge. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The M11 corridor is identified as being visually detracting and influencing the western

			boundary of the sector. The eastern half of this sub area, from the dog-leg in the boundary with West Cambridge eastwards, is considered to be Distinctive landscape due to the unique relationship of the rural landscape running right in to the distinctive core of the city. The western half of the sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and provides separation between the edge of Cambridge and the M11, which is a characteristic feature of the settlement edge to the west of Cambridge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development would compromise the openness of the area, interrupting views into the historic core, have a negative impact on setting and changing the soft green existing urban edge. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The M11 corridor is identified as being visually detracting and influencing the western boundary of the sector. The eastern half of this sub area, from the dog-leg in the boundary with West Cambridge eastwards, is considered to be Distinctive landscape due to the unique relationship of the rural landscape running right in to the distinctive core of the city. The western half of the sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and provides separation between the edge of Cambridge and the M11, which is a characteristic feature of the settlement edge to the west of Cambridge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED RED = Development of this site would have a significant negative impact on the purposes of Green Belt.

			• To preserve the unique character of Cambridge – red: site would have a medium impact on compactness; • Coalescence – red: There would be an impact on coalescence by decreasing the distance between the City and Coton; • Setting of Cambridge – red: the setting of the City would be negatively impacted by development by compromising the openness of the area, interrupting views to historic core, have a negative impact on setting and changing the soft green existing urban edge: • Key views of Cambridge – red: there are open, sometimes elevated, views of the site from the west and south. Existing clear views to historic and collegiate core of the City would be negatively impacted if development occurred on the site; • Soft green edge – red: the existing high quality, rural, soft green edge would be negatively impacted if development occurred on the site; • Distinctive urban edge – green: the existing edge is green. There would be no impact on the distinctive urban edge; • Green corridors – red: There would be a loss of land in a recognised green corridor south of the Coton footpath; • Green Belt villages – red: there would be impact on distribution, physical separation, setting, scale and character of Coton village; • Landscape with a strongly rural character – red: The landscape is strongly rural despite being on the urban edge, adjacent to West Cambridge and the M11. Development would have a negative impact. Overall conclusion = red red: development of this site would have a significant negative impact on the purposes of Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city and prevents the

			sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11. This is in sharp contrast to the relationship of the city edge with the A14 to the north of Cambridge. Views towards Cambridge from the west are some of the most distinctive and characteristic available, with the rural landscape of the sector forming the foreground in those views. Sub area 3.2 exhibits less of these features due to its higher degree of visual screening. However, it remains important to the character of the approach to Cambridge along Barton Road.
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. Land to the south of the site is located on the route of a Roman road running south west from Cambridge. Previous fieldwork in the area has confirmed the survival of significant remains of late prehistoric date. Further information would be necessary in advance of any planning application for this site. Site lies approximately 800m west of the Central Conservation Area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Small amount of surface water flooding towards south of the site and where existing watercourses exist. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required in that area.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN. The site is of sufficient size that it would provide outdoor sports facilities

Facilities	sports facilities?		onsite.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
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?		AMBER. Site is over 800m from nearest local centre but it scores amber because it is probably large enough to support a new local centre.
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
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).
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
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		Green: Site is beyond 800m from nearest primary school but is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are		Green. Links to high quality off road (Coton Footpath). The path as it borders the site

	accessible near to the site?		would need to be widened and lit to match the existing segregated eastern section of the path. Increased usage of the route via Burrell's Walk into the city will be an issue and an alternative route via Cranmer Rd or the Rugby Club path and West Road (and Queens Green) or Sidgwick Ave with associated cycle improvements will be essential as an alternative. The introduction of a vehicular access route across the Coton footpath will have a major impact on the attractiveness of this route to cyclists.
HQPT	Is there High Quality Public Transport (at edge of site)?		Amber: The Citi 4 and Uni 4 bus routes run to the east and north of the site to Madingley Park & Ride. However, only about a third of the northern part site is within 400 metres of these bus routes and neither service meets the Local Plan (Policy 8/7) definition of high quality public transport.
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.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. It is not clear how this site would be accessed by vehicular traffic. Major works would be required on the Clerk Maxwell Road Bridge if it was to be converted to a vehicular access as long as it could be demonstrated that the junction could accommodate the additional traffic.

			The Highway Authority have reinforced their comments concerning the potential site access constraints if this site is considered in isolation from Sites 921 to the south and the adjoining potential site within South Cambridgeshire Site SC232. Improvements to the existing cycle way that the runs along the edge of the site between Coton and Madingley Road would be required.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 3),**
Site reference number(s): CC924	
Consultation Reference numbers: CC924	
Site name/address: Land West of Trumpington Road	
Map: 	
Site description: Area of land west of Trumpington Road comprising a playing field at the northern end which is at the southern edge of Latham Road Conservation Area, Cambridge Lakes golf course, a football pitch and open arable land to the south towards Trumpington. The site is well defined by a belt of mature trees to Trumpington Road, The site lies to the east of a higher ridge which overlooks the Cam valley and Grantchester Meadows to the west.	
Current use(s): Agriculture, Golf Course, Football Ground, and Playing Fields	
Proposed use(s): Residential	
Site size (ha): 45.30ha Cambridge only:	
Potential residential capacity: 1019-1529	

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land. Approximately 75% of the site (33 hectares) is on Grade 2 land with the remainder on urban 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?		RED = The development will have a significant adverse impact in air quality due to increased traffic. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		Amber: The site is not within the Air Quality Management Area. The site is however less than 1000m from an AQMA but more than 1000m from the 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. Site adjacent to major road. Noise assessment and potential mitigation measures required.
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation. There is a Tree Preservation Order on a tree just within the northern boundary of the site plus there also appears to be further lines of protected trees on the north-west boundary of the site, alongside Trumpington Road, and along the field boundary between the Leys and St.Faiths School playing field and the Cambridge Football Stadium.
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. Existing mix of arable, golf course and sports provision provide good habitat. Potential GI enhancement but public access could disturb existing biodiversity
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. There would be severe negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road and opening views from the river corridor. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the

			M11. It also forms part of the setting for the River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the M11. It also forms part of the setting for the River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED RED = Development on the entire proposed area would have a severe negative impact. • To preserve the unique character of Cambridge – amber: The site would extend the edge of the city southward and would have some impact on the compactness of the City; • Coalescence – amber: There would be some effect on coalescence as development closes the rural gap between the City and Trumpington on the western side of Trumpington Road; • Setting of Cambridge – red: There would be severe negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road and opening views from the river corridor; • Key views of Cambridge – red: There would clear views to the development from Grantchester Meadows and the river corridor which would disrupt views of historic and collegiate core of the City; • Soft green edge – red: The existing high quality, rural, soft green edge would be negatively impacted if development occurred; • Distinctive urban edge – green: The existing urban edge is rural in nature; • Green corridors – red: The site severely impacts on the river green corridor;

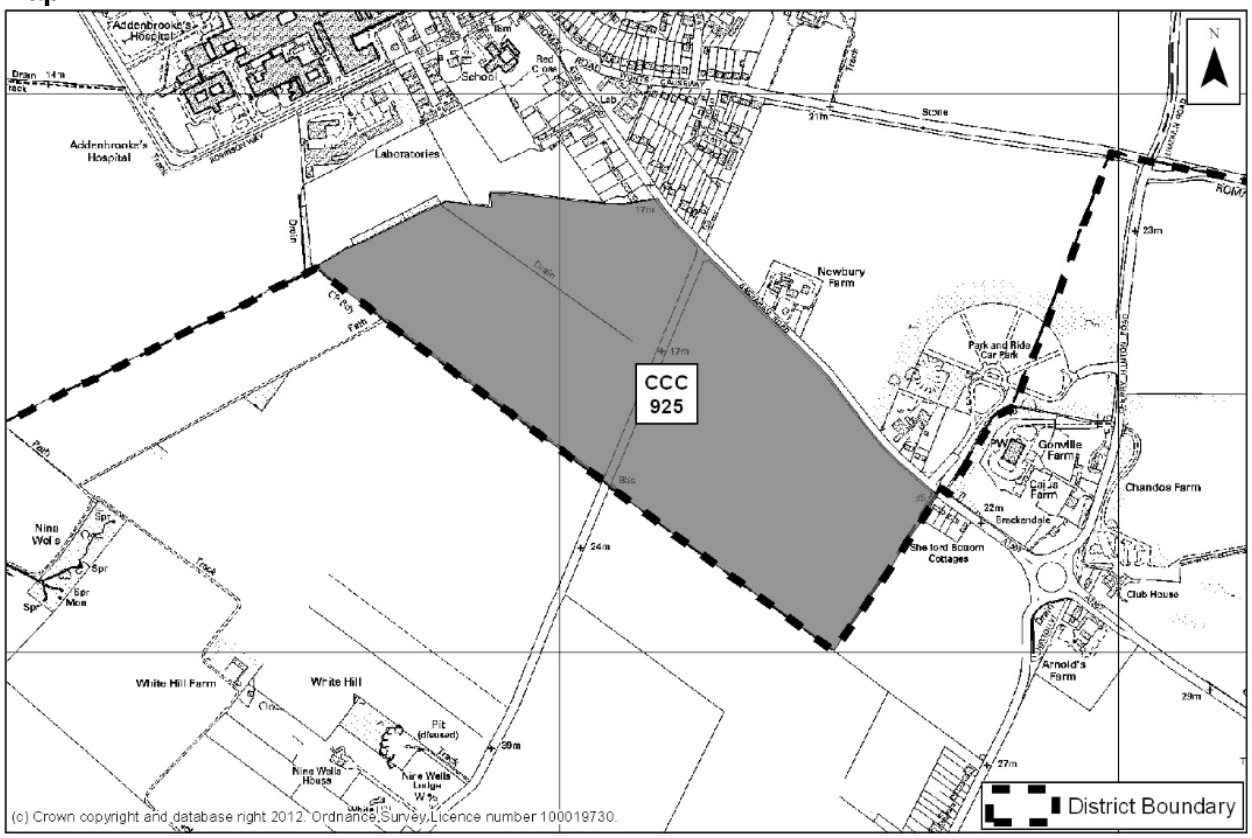
			• Green Belt villages – green: No impact; • Landscape with a strongly rural character – red: The landscape has a rural character despite being on the urban edge. Overall conclusion = red, red: Development on this site has potential to have a severe negative impact. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the south west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city, with the green corridor of the River Cam extending into the core, and prevents the sprawl of built development towards Grantchester and the M11. This helps to retain the distinctive separation between the edge of the city and the M11, in conjunction with the adjacent sectors 4, 5 and 7, as well as to retain the rural setting of Grantchester as a necklace village. The river corridor forms a key green corridor into the heart of the city and is an important route into Cambridge for pedestrians, cyclists and river users.
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. Part of the site is in the Southacre Conservation Area, which is characterised by large dwellings in big plots on the edge of the built form of the city. Any glimpse views across the site are of open fields and trees in the Green Belt, which are important to the setting of the city. This is picked up in the draft Trumpington Road Suburbs & Approaches Study. The site is adjacent to a number of local listed buildings in Latham Road and therefore their setting may be affected.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply

Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		Amber: Fairly significant surface water issue toward the north of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN. The site is of sufficient size that it would provide outdoor sports facilities onsite.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
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?		AMBER. Approximately 10% of the site is within 400-800m (as the crow flies) of Grantchester Street, Newnham local centre. An additional 10% is within 400-800m of Trumpington local centre. The remaining 80% of the site is beyond 800m of a local centre. The site has been scored amber as it is large enough to support a new local centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m. Third of site within 800m, remainder beyond 800m from nearest health centre or GP service.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
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. The site would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Trumpington, but this is a considerable distance. The distance to Trumpington would mean that a new Local Centre on this site would be unlikely to have an impact on the existing hierarchy.
Employment - Accessibility	How far is the nearest main employment centre?		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
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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate

	in key community services and infrastructure, including communications infrastructure and broadband?		mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		Green: Site is beyond 800m from nearest primary school but is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN. Providing there is cycle access to Latham Rd (quiet residential street) from the north of the site thus providing good cycle links to the good off-road facility on Trumpington Rd.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances. Most of site is within 400m of a route which meets some of the qualities of a HQPT service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City			GG = Up to 5km (6)

Centre			
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lay between it and 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	**Edge of Cambridge (Broad Location 6),**
Site reference number(s): CC925	
Consultation Reference numbers: CC925	
Site name/address: Land South of Addenbrookes and Southwest of Babraham Road	
Map: 	
Site description: Large agricultural fields split by Granham's Road. To the north is Queen Edith's Ward, including the site of the proposed residential redevelopment of the Bell School site. Further northwest is Addenbrooke's Hospital and the Clay Farm development and to the east the Babraham park and ride site. To the west lie the houses and properties fronting onto Shelford Road and Cambridge Road. All other boundaries comprise open fields, hedgerows or ditches.	
Current use(s): Agriculture	
Proposed use(s): Residential	
Site size (ha): 0.00 ha South Cambridgeshire: 39.80ha Cambridge	
Potential residential capacity: 896-1343	

LAND			
PDL	Would development make use of previously developed		RED = Not on PDL AMBER = Partially on PDL GREEN = Entirely on PDL

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land. Majority of site on Grade 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts. The site is large enough to have a significant adverse impact on air quality from traffic generation particularly as close to Addenbrookes. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m of an AQMA, M11, or A14. The site is not within the Air Quality Management Area. The site is however large enough to have potential impact on air quality from traffic generation particularly as close to Addenbrookes. More than 1000 metres from 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. Site adjacent to a major road, frontages will be the noisiest part of the site from the road. Some uses particularly industrial could affect existing residential. Noise assessment and potential mitigation measures required.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). The site has former potentially contaminative activities. Further assessment is required.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation

	environment?		
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation
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
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The proposed development site would extend the urban edge south-westward making it visible from all direction. The development would have a severe negative impact on the setting of the city. UPDATE INNER GREEN BELT

			BOUNDARY STUDY 2015 – All of this sector is identified as supportive landscape. Much of it lies on the lower foothills of the Gog Magog Hills, which are an important feature of the setting of Cambridge in their own right and also form the backdrop in views out of and across the city. The Gog Magog Hills are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. White Hill in sub area 10.3 is a particularly noticeable expression of this landform. The flatter land in the northern and eastern parts of this sector forms part of the rural foreground to the city as seen in elevated views from the south east. This study did identify that limited development in the northern and eastern parts of the sector could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out in the study. This means that the northern part of this site (north of Granhams Road) scores an amber. The southern part of the site continues to score a red.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) The urban edge of the city here is not distinctive and development would not harm it. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – All of this sector is identified as supportive landscape. Much of it lies on the lower foothills of the Gog Magog Hills, which are an important feature of the setting of Cambridge in their own right and also form the backdrop in views out of and across the city. The Gog Magog Hills are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. White Hill in sub area 10.3 is a particularly noticeable expression of this landform. The flatter land in the northern and eastern parts of this sector forms part of the rural foreground to the city as seen in elevated

			views from the south east.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED RED = Development of this site would have a severe negative impact on the purposes of Green Belt affecting openness, setting and views. • To preserve the unique character of Cambridge – red: Development extending southeast to the P&R would take the urban edge much further into the countryside and would have an adverse effect on the compact nature of the city; • Coalescence – green: The site straddles Granham's Road to the south of Addenbrooke's Hosp. There would be no coalescence; • Setting of Cambridge – Red, Red: The setting of the City would be severely negatively impacted by development by compromising the openness of the area, interrupting views; • Key views of Cambridge – Red: The proposed development site would extend the urban edge south-westward making it visible from all direction. The development would have a severe negative impact; • Soft green edge – red: The proposals would take the urban edge to far southwest. The existing soft green edge would be negatively impacted if development occurred on the site; • Distinctive urban edge – green: There is no distinctive urban edge; • Green corridors – green: There would be no loss of land associated with a recognised green corridor; • Green Belt villages – green: The proposed development would not have effect on Green Belt villages; • Landscape with a strongly rural character – red: The landscape is strongly rural despite being near the urban edge. Development would have a severe negative impact. Overall conclusion = red, red: Development of this site would have a severe negative impact on the purposes of Green Belt affecting openness, setting and views. UPDATE INNER GREEN BELT

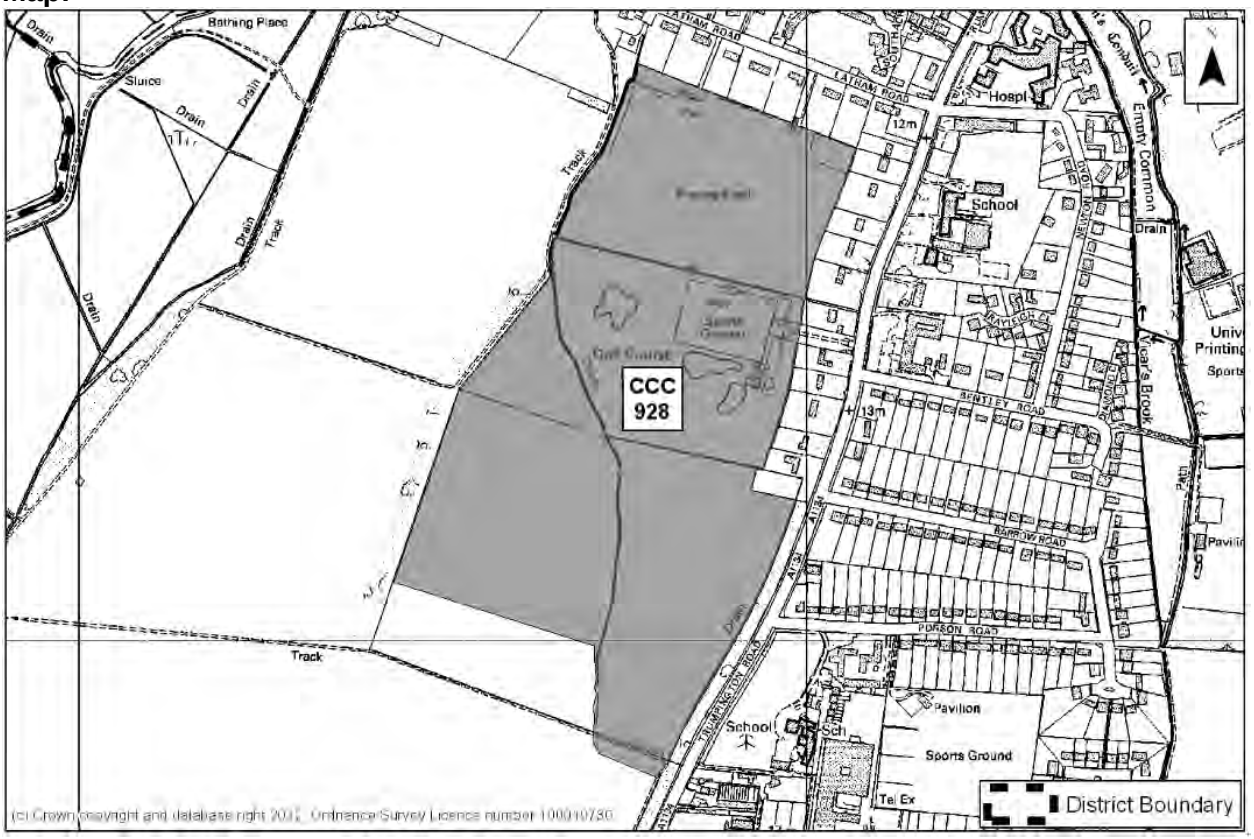
			BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the south of Cambridge, forming the most westerly extent of the foothills of the Gog Magog Hills, which form the backdrop to all views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present, as well as ensuring that Cambridge and Great Shelford do not further coalesce. The sector is also important to the green approaches to the city from the south, along the railway and Babraham Road, and the rural setting of Great Shelford. This study did identify that limited development in the northern and eastern parts of the sector could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out in the study. This means that the northern part of this site (north of Granhams Road) scores an amber. The southern part of the site continues to score a red, red. However, it should be noted that the northern part of Site CC925 is in flood zone 3 and as such would be unsuitable for residential development.
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
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and		Amber. Fairly significant surface water issue toward the north of the site. Careful

	property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		mitigation required which could impact on achievable site densities as greater level of green infrastructure required. The northern part of the site is also located within Flood Zone 3 and as such would score a red for fluvial flood risk.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN. The site is of sufficient size that it would provide outdoor sports facilities onsite.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
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?		Amber: Site is over 800m from nearest local centre but it scores amber because it is probably large enough to support a new local centre.
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
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs		AMBER = No impact on facilities (or satisfactory mitigation proposed).

	etc?)		
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		Green: Site should provide good opportunities to link with existing communities, with good urban design, good connectivity and appropriate community provision to aid integration.
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: The site would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Wulfstan Way, but this is a considerable distance. The distance to Wulfstan Way would mean that a new Local Centre on this site is unlikely to have an impact on the existing hierarchy.
Employment - Accessibility	How far is the nearest main employment centre?		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. 75% of site is within 1km of an employment centre.
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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

	broadband?		
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		Amber. Site is over 800m from nearest primary school but is large enough to make its own provision
Distance: Secondary School	How far is the nearest secondary school?		Amber. Site is between 1 and 3km from nearest secondary school.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Amber: provided there are good links to the Bell School cycle links to Red Cross Lane and up to Long
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances. Amber. The top 10% of the site Is within 300m of high quality public transport. The site has a reasonable public transport service, particularly with the Park & Ride site at Babraham being just a few metres from the eastern edge of the site, but does not meet the Local Plan (Policy 8/7) definition of high quality public transport.
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.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			A = Within 800m (3)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			GG = Up to 5km (6)

Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 3),**
Site reference number(s): CC928	
Consultation Reference numbers: CC928	
Site name/address: Trumpington Road West Amended	
Map: 	
Site description: Area of land west of Trumpington Road comprising a playing field at the northern end which is at the southern edge of Latham Road Conservation Area, Cambridge Lakes golf course, a football pitch and open arable land to the south towards Trumpington. The site is well defined by a belt of mature trees to Trumpington Road, The site lies to the east of a higher ridge which overlooks the Cam valley and Grantchester Meadows to the west.	
Current use(s): Agriculture, Golf Course, Football Ground, and Playing Fields	
Proposed use(s): Residential	
Site size (ha): 32.8ha Cambridge only:	
Potential residential capacity: 1,107	

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land. Approximately 60% of the site (20 hectares) is on Grade 2 land with the remainder on urban 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?		RED = significant impact. An air quality assessment would be required.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		Amber: The site is not within the Air Quality Management Area. The site is however less than 1000m from an AQMA but more than 1000m from the 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: Site adjacent in part to a major road, frontages will be the noisiest part of the site from the road. Some uses particularly industrial could affect existing residential. Noise assessment and potential mitigation measures required.
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation. There is a Tree Preservation Order on a tree just within the northern boundary of the site plus there also appears to be further lines of protected trees on the north-west boundary of the site, alongside Trumpington Road, and along the field boundary between the Leys and St.Faiths School playing field and the Cambridge Football Stadium.
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. Existing mix of arable, golf course and sports provision provide good habitat. Potential GI enhancement but public access could disturb existing biodiversity
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. There would be slight negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road. This could be mitigated if development was restricted. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the M11. It also forms part of the setting for the

			River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the M11. It also forms part of the setting for the River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes • To preserve the unique character of Cambridge – amber: The site would extend the edge of the city southward and would have some impact on the compactness of the City; • Coalescence – amber: There would be some effect on coalescence as development closes the rural gap between the City and Trumpington on the western side of Trumpington Road; • Setting of Cambridge – amber: There would be slight negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road. This could be mitigated if development was restricted; • Key views of Cambridge – amber: Views into and out of the site are screened by vegetation and landform. However there may be a visual impact on the area; • Soft green edge – red: The existing high quality, rural, soft green edge would be negatively impacted if development occurred; • Distinctive urban edge – green: The existing urban edge is rural in nature; • Green corridors – red: Land to the west of the site is a green corridor, but there would be no loss of land. However, there may be a significant negative visual impact; • Green Belt villages – amber: There

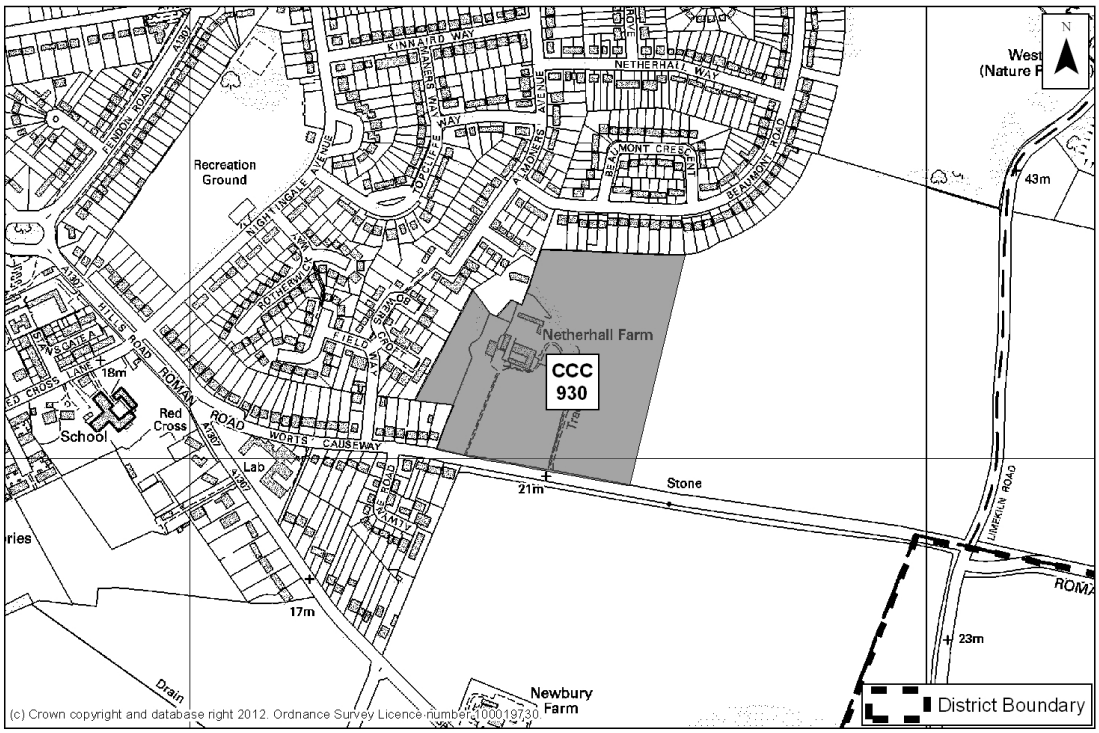
			would be an impact on distribution, physical separation, setting, scale and character of Green Belt villages; • Landscape with a strongly rural character – amber: The landscape has a rural character despite being on the urban edge. However, the current sports uses lessen the rural characteristics. Overall conclusion = red: Development on this site has potential to have a negative impact on the Green Belt although the site is well screened by vegetation and partially protected by landform. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the south west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city, with the green corridor of the River Cam extending into the core, and prevents the sprawl of built development towards Grantchester and the M11. This helps to retain the distinctive separation between the edge of the city and the M11, in conjunction with the adjacent sectors 4, 5 and 7, as well as to retain the rural setting of Grantchester as a necklace village. The river corridor forms a key green corridor into the heart of the city and is an important route into Cambridge for pedestrians, cyclists and river users.
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 = Approximately a third of the site is within the Southacre Conservation Area. This northern section of the site is designated within the boundary of the Conservation Area because it provides an open and green setting to the large dwellings in substantial plots immediately north and east which front Latham Road and Trumpington Road respectively. Mitigation measures would need to be very carefully considered and developed, including the use of generous landscape and buffering, low building heights, low density approach to development, sympathetic use of building materials and design, etc.

			The site is adjacent to a number of local listed buildings in Latham Road and therefore their setting may be affected. Almost every dwelling north of the and on the south side of Latham Road is a Building of Local Interest. Mitigation of the impact on these BLI's would require very careful consideration.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		Amber: Fairly significant surface water issue toward the north of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN. The site is of sufficient size that it would provide outdoor sports facilities onsite.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
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?		AMBER. Most of the site is further than 800m from local centres at Trumpington and Granchester Street. The site has been scored amber as it is probably large enough to support its own facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m

Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m. Third of site within 800m, remainder beyond 800m from nearest health centre or GP service.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
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
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: The site would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Trumpington, but this is a considerable distance. The distance to Trumpington would mean that a new Local Centre on this site would be unlikely to have an impact on the existing hierarchy.
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result		G = No loss of employment land / allocation is for employment development

	in the loss of employment land, or deliver new employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		Green: Site is beyond 800m from nearest primary school but is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN. Providing there is cycle access to Latham Rd (quiet residential street) from the north of the site thus providing good cycle links to the good off-road facility on Trumpington Rd.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances. Most of site is within 400m of a route which meets some of the qualities of a HQPT service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of			GG = 10 minute frequency or better (6)

Public Transport			
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lay between it and 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	**e.g. Edge of Cambridge (Broad Location 7 – Land between Babraham Road and Fulbourn Road)**
Site reference number(s): CC930	
Consultation Reference numbers: GB1	
Site name/address: Land north of Worts' Causeway	
Map: 	
Site description: Arable open fields, meadow and farm buildings north of Worts' Causeway.	
Current use(s): Farm buildings and agriculture.	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 7.33	
Potential residential capacity: 247	

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 Approximately half (3.4ha) of the site is on

	best and most versatile agricultural land?		Grade 2 land with the remainder on urban 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. An air quality assessment would be required.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Noise issues – the frontage will be the noisiest part of the site from the road. If the existing farm is to remain, noise from plant at the farm may affect proposed residential development. Noise assessment and potential noise mitigation needed.
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 contamination assessment is required. The site has been used for agricultural purposes.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site includes Netherhall Farm Meadow which is a valuable County Wildlife Site, and

	(Including International and locally designated sites)		Worts' Causeway Protected Roadside verge. Meadow site potentially vulnerable if changes to existing management are proposed. Scope for some reconfiguration and mitigation. Potential to create chalk/neutral grassland and perhaps GI enhancement. Need to reduce developable site area from 7.84ha to 7.33 ha to allow for appropriate mitigation.
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 If Netherhall Farm Meadow is removed from the development site. As with other arable sites, this area is likely to support declining farmland bird species such as Great Partridge and Corn Bunting.
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 Amber: If Netherhall Farm Meadow is removed from the development site. Site identified in the Cambridgeshire Green Infrastructure Strategy 2011. Potential to be beneficial if limited development could deliver wider GI vision for the area.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of this site will need to include considerable landscape enhancement in order to ensure that a strong and defensible Green Belt boundary is created. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – While the report notes that the whole of sector 11 is

			assessed as supportive landscape, it also notes that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) The early establishment of a generous landscape edge is required to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – While the report notes that the whole of sector 11 is assessed as supportive landscape, it also notes that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes • To preserve the unique character of Cambridge – red: Development would extent the urban edge eastwards and would have an impact on compactness; • Coalescence – green: There would be no coalescence issues related to this site; • Setting of Cambridge – amber: the setting of the city could be maintained if development were restricted to 2-storey

			and included landscape buffers; • Key views of Cambridge – amber: views of the site from the west are partially screened by existing vegetation to the west of the site; • Soft green edge - amber: there is a lesser quality existing soft green edge to Beaumont Road (garden boundaries) which could be replicated and improved to the west of the site; • Distinctive urban edge – green: no effect on distinctive urban edge; • Green corridors – green: there would be no loss of land associated with a recognised green corridor; • Green Belt villages – green: the proposed development would not affect Green Belt villages; • Landscape with a strongly rural character – amber: the landscape is agricultural but has a strong urban edge. Opportunities to mitigate. Overall conclusion = amber: although the development of the site would negatively affect Green Belt purposes, there would be opportunities to mitigate. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This report has confirmed that this area of the Green Belt (Sector 11) performs a key role in the setting of the south east of Cambridge, with the slopes of the distinctive Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector as a whole also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. The study does, however, note that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt. These parameters would avoid significant harm as follows:

			• The new Green Belt boundary would be no further from the historic core than existing boundaries to the east at Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views and those of more localised importance.
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 Netherhall Farm House and its outbuildings are all BLIs. If the site were to come forward, any development would have to be sympathetic to the scale and massing of the site to ensure that the special interest of the existing buildings was not loss. A pre-development archaeological survey would be required.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply GREEN = Development would create additional opportunities for renewable energy. DARK GREEN = Development would create significant additional opportunities for renewable energy.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and		AMBER = Flood Zone 2 / medium risk Site is in flood zone 1, lowest risk of fluvial flooding. Significant site regarding surface water flooding as runoff contributes to surface water flooding of the existing built environment. Current scheme could potentially offer a solution and flood risk management benefit, but may impact on

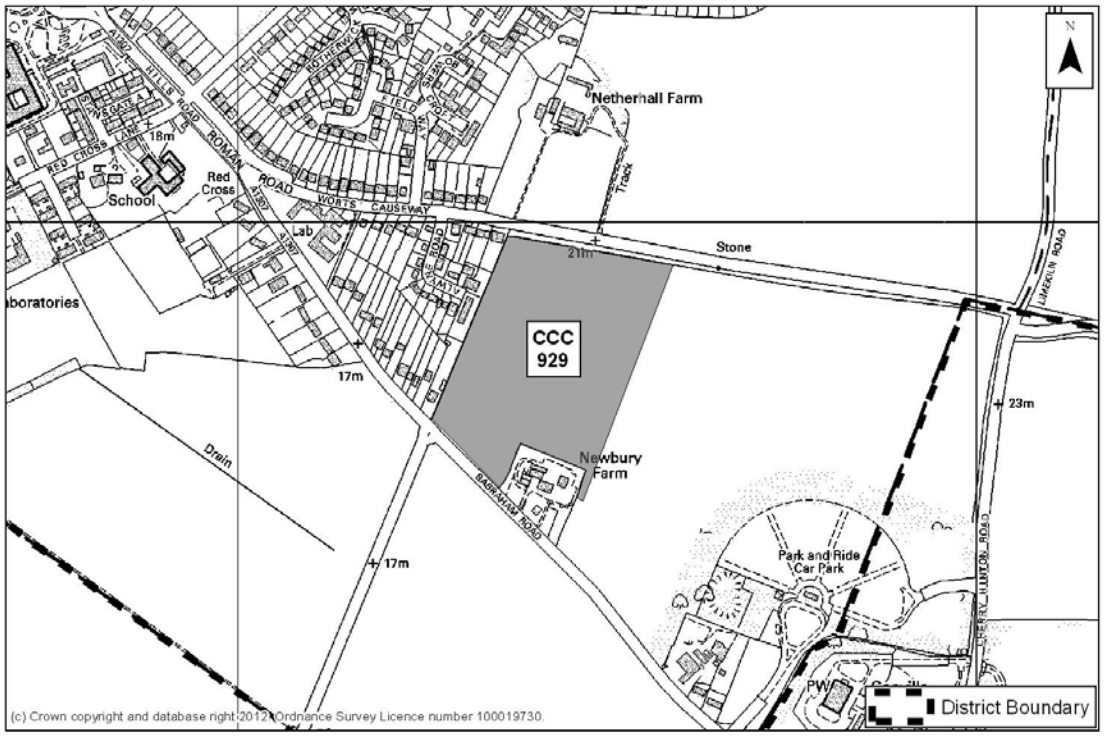
	social costs)?		achievable densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Assuming the semi-natural green space of environmental importance is removed for the site, there are no obvious constraints that prevent the remainder of the site providing full onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m
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 The site is within 400 – 800m of Wulfstan Way local centre.
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
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).
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
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. Good scope to integrate with existing communities through good design connectivity and appropriate community provision to aid integration possibly in conjunction with site CC929 to the south (GB2).
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. Site is in Queen Edith's LSOA 7995: 3.99
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 The site is too small to support a new local centre. The nearest local centre is Wulfstan Way, which is a relatively small local centre and between 400 and 800m away from the site. Additional population at this site may help to further support this local centre.
Employment - Accessibility	How far is the nearest main employment centre?		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
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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

	communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Expect appropriate education provision to be made. For smaller sites this is likely to be off-site.
Distance: Primary School	How far is the nearest primary school?		R =>800m Approx 60% of the site is between 400 and 800m of the nearest primary school.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Approximately 80% of site is within 1km from nearest secondary school with the remainder between 1 and 3kms.
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. Although the link along Worts' Causeway would be quiet at morning peak if the rising bollards remain, the traffic volumes in the evening peak could be quite high on this road and no cycling provision. A solution to mitigate tis could be to extent the access restriction to the evening as well as morning peak.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Part of site is within 400m from a bus route. Service does 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.		DARK GREEN = Score 19-25

Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes – (Cambridge Red Cross Lane – Cambridge Drummer Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 3.33km
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. The site has the benefit of direct frontage to the adopted public highway. The bus gate which operates in the rush hour might have to be moved further along Worts Causeway to allow access to and from this site at this time of day. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account. Any development would need to consider the existing bus gate on Worts Causeway. The development surrounds Cherry Hinton Road/ Limekiln Hill Road and these existing adopted public highways may require improvement/ alterations to accommodate the additional traffic movements. The hospital roundabout is an accident cluster site, which will need to be considered along with the impact on Granhams Road/Babraham Road junction. County Council are currently updating the trip rate formulas.

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

Site Information	
Development Sequence	**e.g. Edge of Cambridge Broad Location 7- Land Between Babraham Road and Fulbourn Road**
Site reference number(s): CC929	
Consultation Reference numbers: GB2	
Site name/address: Land South of Worts' Causeway	
Map: 	
Site description: Arable open field south of Worts' Causeway and north of Babraham Road.	
Current use(s): Agriculture	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 6.8	
Potential residential capacity: 230	

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 Approx. half (3.4ha) of the site is on Grade 2 land with the remainder on urban land.

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Site adjacent in part to a major road and to a busy access road. Frontages will be the noisiest part of the site from the road. Plant at existing farm and possible commercial building to the west, may also impact on proposed residential. Some uses particularly industrial could affect existing residential. Noise assessment and potential mitigation measures required.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) A contamination assessment is required. Site has been used for agricultural purposes.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site adjacent to Netherhall Farm Meadow County Wildlife Site and Worts' Causeway Protected Roadside Verge. Sites potentially

	International and locally designated sites)		vulnerable if changes to existing management are proposed.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Double hedgerow and verge along northern boundary with Worts' Causeway is of particular ecological value. As with other arable sites this area is likely to support declining farmland bird species such as Grey partridge and Corn Bunting.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Site already has permissive access allowing access to the area of Farmland identified in the Cambridgeshire Green Infrastructure Strategy 2011. Potential to be beneficial if limited development could deliver wider GI vision for the area.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of this site will need to include considerable landscape enhancement in order to ensure that a strong and defensible Green Belt boundary is created. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – While the report notes that the whole of sector 11 is assessed as supportive landscape, it also notes that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the

			early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) The early establishment of a generous landscape edge is required to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – While the report notes that the whole of sector 11 is assessed as supportive landscape, it also notes that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes • To preserve the unique character of Cambridge – Red: Development would extend the urban edge eastward and would have an impact on compactness; • Coalescence – Green: There would be no coalescence issues related to this site; • Setting of Cambridge – Amber: The setting of the City could be maintained if develop were restricted to 2-storey and include landscape buffer areas; • Key views of Cambridge – Amber: Views of the site from the west are partially screened by existing vegetation to the west of the site; • Soft green edge - Amber: There is a lesser quality existing soft green edge to Alwyne Road (garden boundaries) which could be replicated and improved

			to the west of the site; • Distinctive urban edge – Green: No effect on distinctive urban edge; • Green corridors – Green: There would be no loss of land associated with a recognised green corridor; • Green Belt villages – Green: The proposed development would not affect Green Belt villages; • Landscape with a strongly rural character – Amber: The landscape is rural (agricultural) but is on the urban edge. Opportunity to mitigate. Overall amber: although development of the site would negatively affect Green belt purposes there would be opportunities to mitigate. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This report has confirmed that this area of the Green Belt (Sector 11) performs a key role in the setting of the south east of Cambridge, with the slopes of the distinctive Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector as a whole also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. The study does, however, note that limited development on the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, in which GB1 and GB2 are located, could be undertaken without significant long-term harm to Green Belt purposes subject to the early establishment of a generous landscape edge to create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt. These parameters would avoid significant harm as follows: • The new Green Belt boundary would be no further from the historic core than existing boundaries to the east at Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city.

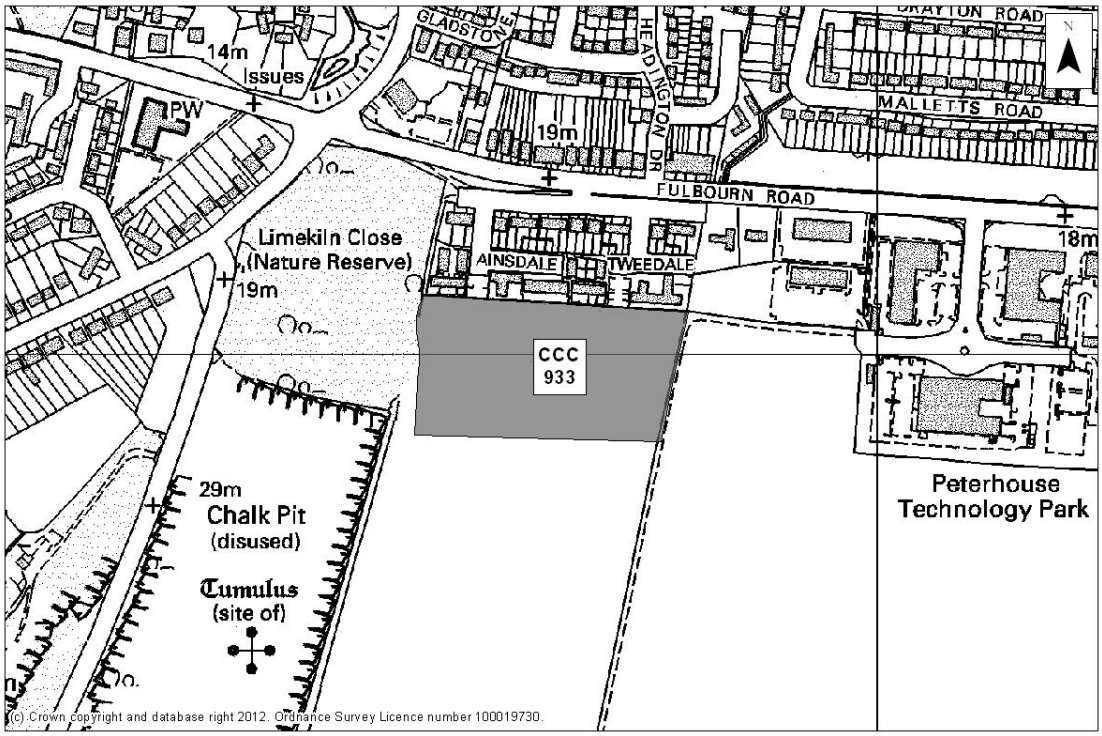
			• A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views and those of more localised importance.
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 Extensive late prehistoric and Roman cropmarked sites known. A pre-development archaeological survey should be required.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the south of the site. Careful mitigation required, which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing full onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play	How far is the		AMBER =400 -800m

Facilities	nearest play space for children and teenagers?		
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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
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).
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
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. Good scope to integrate with existing communities through good design connectivity and appropriate community provision to aid integration, possibly in conjunction with site CC930 (GB1) to the north.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Multiple Deprivation 2010. Site in Queen Edith's LSOA 7995: 3.99
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 The site is too small to support a new local centre. The nearest local centre is Wulfstan Way, but this is greater than 800m away. The development of the site is unlikely to have an impact on the existing hierarchy, but the site would have relatively poor access to local shopping.
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improvements to utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Expect appropriate education provision to be made for. For smaller sites this is likely to be off site.
Distance: Primary School	How far is the nearest primary school?		R =>800m
Distance:	How far is the		A =1 to 3 km

Secondary School	nearest secondary school?		
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Babraham Rd off-road facility could be widened up towards the Addenbrooke's roundabout to improve routes out towards Addenbrooke's and Long Rd. Routes from the north of the development would be via Worts' Causeway which has quite a high level of traffic in the evening peak. As above extending the access restriction to the evening peak could be considered.
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) Site is more than 500m from a bus route. Service does not meet the requirements of 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.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)
Distance for cycling to City Centre			GG = Up to 5km (6) 3.55km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. The site has direct access from Babraham Road, but third party land appears to separate the site from Worts' Causeway.

			This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account. A full Transport Assessment would be required for any development on this site and would need to model the impact on junction capacities on the local network. A Residential Travel plan would be also be required along with measures to link walking and cycling into the existing links. Any development would need to consider the existing bus gate on Worts' Causeway. The development surrounds Cherry Hinton Road/ Limekiln Hill Road and these existing adopted public highways may require improvement/ alterations to accommodate the additional traffic movements. The hospital roundabout is an accident cluster site, which will need to be considered along with the impact on Granhams Road/Babraham Road junction.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge Broad Location 7- Land Between Babraham Road and Fulbourn Road**
Site reference number(s): CC933	
Consultation Reference numbers: GB3	
Site name/address: Fulbourn Road South	
Map: 	
Site description: Arable open field south of Fulbourn Road	
Current use(s): Agriculture	
Proposed use(s): Employment	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.3	
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. Site is classified as urban land.

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. An air quality assessment would be required.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Noise and vibration: Some industrial/ commercial uses and associated plant may impact on adjacent residential. This will require assessment and mitigation. Light pollution: Some industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. Other agencies should be consulted regarding the impact on wildlife, night sky and the County Council regarding impact on public highway. Odour: Industrial /commercial uses can have odour impacts that may impact on nearby properties and will require 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) A contamination assessment is required – site adjacent to a former quarry.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated	Will it conserve		AMBER = Contains or is adjacent to an

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site is 30m from Cherry Hinton Pits SSSI. Site is close to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts' Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm). Site borders Limekiln Local Nature Reserve. Development could increase disturbance to site with new official or unofficial access.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Full ecological surveys would be required in order to assess potential impacts. Appropriate development of site could help realise the Green Infrastructure Strategy vision.
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 Pre-development tree survey to British Standard 5837 may be required.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure The site is on the edge of an area identified as strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 12 is assessed to be supportive landscape. The limited area of flatter land on the northern part of sub area 12.1 forms part of the rural foreground to the city as seen in elevated views from the south east. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that “Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside”.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the

			development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 12 is assessed to be supportive landscape. The limited area of flatter land on the northern part of sub area 12.1 forms part of the rural foreground to the city as seen in elevated views from the south east. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that "Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside".
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes • To preserve the unique character of Cambridge – Red: Development would extend the urban edge south and would have an impact on compactness; • Coalescence – Green: sensitive, limited and low level development could be considered with no impact on separation; • Setting of Cambridge – Amber: the site is on the existing urban edge and discretely located. Sensitively designed development at the same contour including a landscape buffer would have limited impact on setting; • Key views of Cambridge – Amber: There are expansive views from higher ground to the south looking over the site and to the City and Fulbourn. Views could be mitigated if development was set at a similar contoured as the existing housing and landscaped; • Soft green edge – Amber: The existing garden boundary, green edge could be recreated and improved on within a landscape buffer area; • Distinctive urban edge – Green: no effect on distinctive urban edge; • Green corridors – Green: there would be no loss of land associated with a green corridor;

			• Green Belt villages – Green: there would be no impact on Green Belt villages; • Landscape with a strongly rural character – Green: The site is to the west of the Technology Park and not strongly rural in character. Overall conclusion – Amber: If development were restricted to low level and at the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This report has confirmed that this area (Sector 12, sub-area 12.1), plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to all views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extent further than it is at present. The study does, however, note that limited development on the relatively flat ground in the north of sub area 12.1, in which site GB3 is located, could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed to the following parameters: • Land released from Green Belt should be restricted to the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills. • The boundary of any land released along the northern edge of sub area 12.1 should extend no further south than the existing southern edge of Peterhouse Technology Park. • Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the

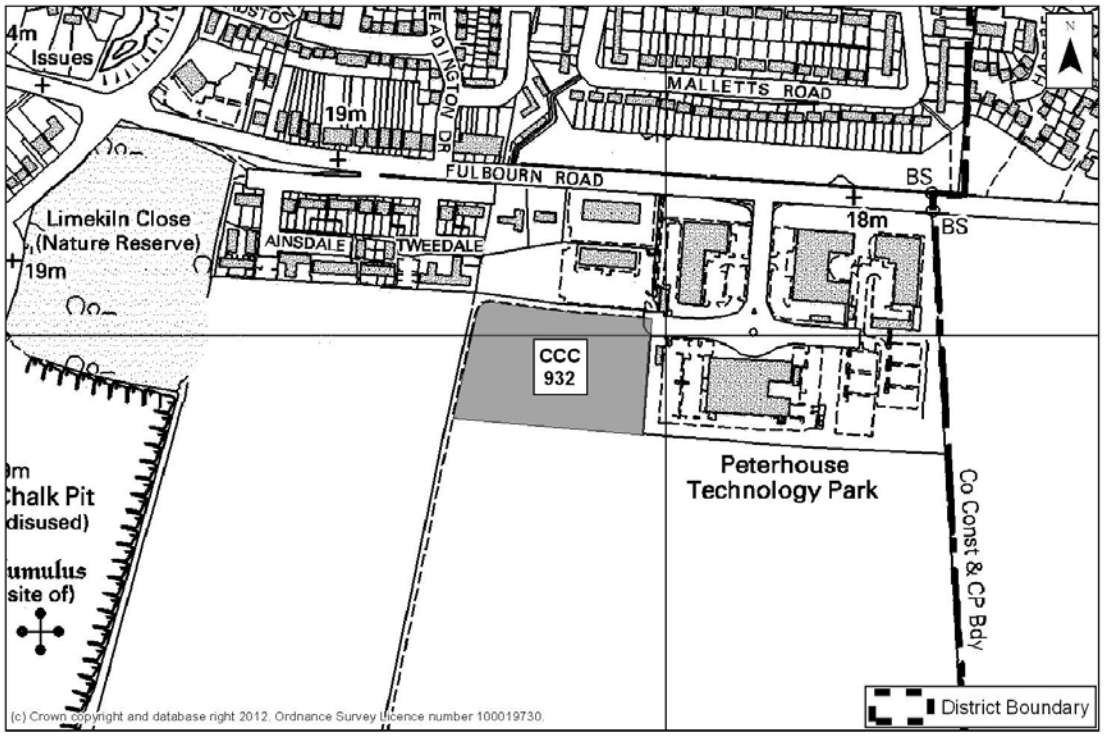
			countryside. • The scale and grain should be similar to the existing development on this edge of Cambridge. These parameters would avoid significant harm as follows: • Any new development would extend no further south than the existing boundary of the Peterhouse Technology Park. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would enhance the existing city edge, potentially reducing the urban influences on the retained Green Belt, thus minimising or reducing the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views.
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 *Rear of Ainsdale and Tweedale.* An archaeological condition is required to enable archaeological evidence to be suitably recorded prior to construction.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the		GREEN = Flood Zone 1 / low risk Site is in flood zone 1, lowest risk of fluvial flooding. No surface water issues. Development should be mindful of potential flow routes from adjacent high land.

	economic, environmental and social costs)?		
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m
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 Site is within 400m (as the crow flies) of Cherry Hinton High Street local centre.
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
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).
Community Facilities	Will it encourage and enable engagement in		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible

	community activities?		
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities Development could feel isolated from existing community, although any issues could be overcome with good urban design and site connectivity.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA).
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 The site is too small to support a new local centre. The nearest local centre is fairly large and performing well. Additional population at this site may help to support this centre.
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities As a result of the consolidation of ARM on one campus, development at this site should enhance employment opportunities by freeing up employment space elsewhere in the area.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improvements to utilities required. The developer will need to liaise with the relevant service provider(s) to determine appropriate utility infrastructure.

Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places
Distance: Primary School	How far is the nearest primary school?		G =<400m Site is for employment.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is for employment.
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. This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycle land or off-road path along Cherry Hinton Road.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Site is within 100m for a bus route. Service does meet the requirements of 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.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6) Citi 3 service
Public transport journey time to			A = 31 to 40 minutes (3) 34 minutes (Cherry Hinton, Headington

City Centre			Drive – Cambridge, St Andrews Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 3.69 km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m A = 400 - 800m G = <400m
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. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lie between it and the highway through the car parks of either Ainsdale or Tweedale, which has some internal problems of its own. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**e.g. Edge of Cambridge Broad Location 7 - Land Between Babraham Road and Fulbourn Road**
Site reference number(s): CC932	
Consultation Reference numbers: GB4	
Site name/address: Fulbourn Road West 2	
Map: 	
Site description: Arable open field south of Fulbourn Road.	
Current use(s): Agriculture	
Proposed use(s): Employment	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.4	
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		GREEN = Neutral. Development would not affect grade 1 and 2 land. Approx. 80% of the site is on urban land with the remainder of the site split equally

	agricultural land?		between Grade 2 and Grade 3 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. An air quality assessment will be required.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Noise and vibration: Site adjoins Peterhouse Technology Park. Some industrial and commercial uses and associated plant may impact on adjacent commercial properties and residential. This will require assessment and mitigation Light pollution: Some Industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways. Odour: Some industrial /commercial uses can have odour impacts that may impact on nearby properties and will require 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) A contamination assessment is required. The site is adjacent to an industrial/ commercial estate.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation

	environment?		
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site is 200m from Cherry Hinton Pit SSSI. Site is close to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts' Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Full ecological surveys would be required in order to assess potential impacts. Appropriate development of site could help realise the Green Infrastructure Strategy vision
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 are no protected trees on the site. Pre-development tree survey to British Standard 5837 may be required.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure The site is on the edge of an area identified as strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 12 is assessed to be supportive landscape. The limited area of flatter land on the northern part of sub area 12.1 forms part of the rural foreground to the city as seen in elevated views from the south east. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that “Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside”.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the

			development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 12 is assessed to be supportive landscape. The limited area of flatter land on the northern part of sub area 12.1 forms part of the rural foreground to the city as seen in elevated views from the south east. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that "Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside".
Green Belt	What effect would the development of this site have on Green Belt purposes?		Amber: negative impact on Green Belt purposes • To preserve the unique character of Cambridge – Red: Development would extend the urban edge south and would have an impact on compactness; • Coalescence – Green: sensitive, limited and low level development could be considered with no impact on separation; • Setting of Cambridge – Amber: the site is on the existing urban edge and discretely located. Sensitively designed development at the same contour including a landscape buffer would have limited impact on setting; • Key views of Cambridge – Amber: There are expansive views from higher ground to the south looking over the site and to the City and Fulbourn. Views could be mitigated if development was set at a similar contoured as the Technology Park and landscaped; • Soft green edge – Amber: The existing soft green edge could be recreated and improved on within a landscape buffer area; • Distinctive urban edge – Green: no effect on distinctive urban edge; • Green corridors – Green: there would be no loss of land associated with a green corridor; • Green Belt villages – Green: there

			would be no impact on Green Belt villages; • Landscape with a strongly rural character – Green: The site is to the west of the Technology Park and not strongly rural in character. Overall conclusion – Amber: If development were restricted to low level and at the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This report has confirmed that this area (Sector 12, sub-area 12.1), plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to all views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extent further than it is at present. The study does, however, note that limited development on the relatively flat ground in the north of sub area 12.1, in which site GB4 is located, could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed to the following parameters: • Land released from Green Belt should be restricted to the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills. • The boundary of any land released along the northern edge of sub area 12.1 should extend no further south than the existing southern edge of Peterhouse Technology Park. • Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside.

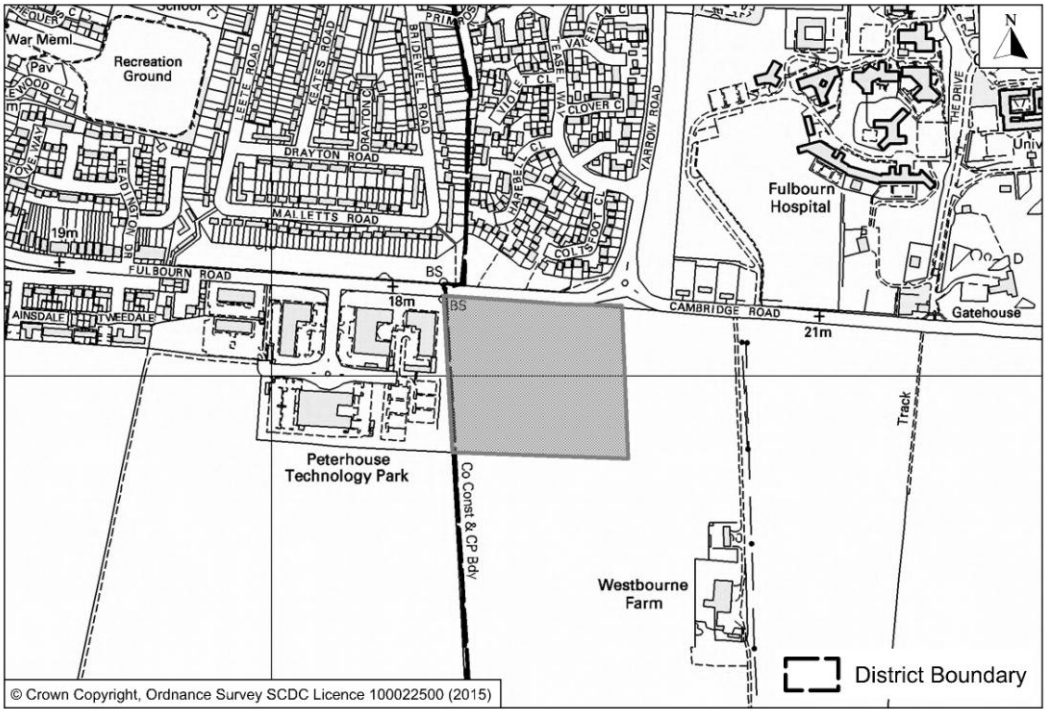
			• The scale and grain should be similar to the existing development on this edge of Cambridge. These parameters would avoid significant harm as follows: • Any new development would extend no further south than the existing boundary of the Peterhouse Technology Park. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would enhance the existing city edge, potentially reducing the urban influences on the retained Green Belt, thus minimising or reducing the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views.
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 An archaeological condition is required to enable archaeological evidence to be suitably recorded prior to construction.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the		GREEN = Flood Zone 1 / low risk Site is in flood zone 1, lowest risk of fluvial flooding. No surface water issues. Development should be mindful of potential flow routes from adjacent high ground.

	economic, environmental and social costs)?		
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing full onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m
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 Approx. 20% of the site is within 400m and the remainder within 400-800m (as the crow flies) of Cherry Hinton High Street local centre.
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
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).
Community Facilities	Will it encourage and enable		GREEN = Development would not lead to the loss of any community facilities or

	engagement in community activities?		replacement /appropriate mitigation possible
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. Note the development is for employment.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA).
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 The site is too small to support a new local centre. The nearest local centre is Cherry Hinton High Street. The centre is fairly large and performing well. Additional population at this site may help to support the centre.
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities As a result of the consolidation of ARM on one campus, development at this site should enhance employment opportunities by freeing up employment space elsewhere in the area.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improvements to infrastructure required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.

Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Non-residential development.
Distance: Primary School	How far is the nearest primary school?		G =<400m Non-residential development
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Non-residential development.
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. This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycling lane or off-road path along Cherry Hinton Road.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service Site is within 400m of other bus services thank link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6) Fulbourn Road
Frequency of Public Transport			GG = 10 minute frequency or better (6) Citi 3 service.
Public transport journey time to			A = 31 to 40 minutes (3)

City Centre			34 minutes – (Cherry Hinton, Headington Drive – Cambridge St Andrews Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 3.85km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lie between it and the highway; the internal roads to Peterhouse Technology Park are private and may not have been constructed to the Highway Authority's requirements. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**e.g. Edge of Cambridge Broad Location No. 7 Land between Babraham Road and Fulbourn Road**
Site reference number(s): SC300	
Consultation Reference numbers: GB5	
Site name/address: Fulbourn Road East	
Map: 	
Site description: Arable open fields and chalk grassland south of Fulbourn Road to the north of the Gog Magog Hills.	
Current use(s): Agricultural land.	
Proposed use(s): Employment.	
Site size (ha): South Cambridgeshire: 4.29 Cambridge: 0 Update – Inner Green Belt Boundary Study 2015 advises that the site area does not extend beyond the Yarrow Road roundabout.	
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?		AMBER = Minor loss of grade 1 and 2 land Approx. 70% of the site on Grade 2 land, 30% on urban land, but resulting loss would be less than 20ha.
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. An air quality assessment will be required.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m 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 Noise and vibration: Some industrial and commercial uses and associated plant may impact on adjacent commercial properties and near by residential. This will require assessment and mitigation. Light pollution: Industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways. Odour: Some industrial /commercial uses can have odour impacts that may impact on nearby properties and will require 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)

			The site has former potentially contaminative uses. Further contamination assessment is required.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Area is adjacent to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts' Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Species of particular note currently known on or adjacent to the site include a breeding Schedule 1 bird species, Barbastelle Bat, Glow Worm, Grape Hyacinth, Moon Carrot, White Helloborine, Grey Partridge, Corn Bunting, and Brown Hare. A large-scale habitat creation scheme could benefit these and other species. Full ecological surveys would be required in order to assess potential impacts. Appropriate development at base of slope may help realise Green Infrastructure vision.
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		GREEN = Development could deliver significant new green infrastructure

	and green spaces, through delivery of and access to green infrastructure?		The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 13 is assessed to be supportive landscape. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that any new development should: • "be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside.

			• The scale and grain should be similar to the existing development on this edge of Cambridge. Medium-low density housing or medium scale office buildings set well into the landscape (similar to Peterhouse Technology Park) are likely to be most appropriate". • New development to be reduced in size so that it does not extend beyond the Yarrow Road roundabout.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Development of this site will need to include excavation of the sites to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land. Development will also be required to create a landscaped buffer where the site adjoins existing housing and the early establishment of a generous landscaped edge to the south of the sites, including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the development, Cherry Hinton Pit SSSI and the Cambridge Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – Sector 13 is assessed to be supportive landscape. The report does however, note that any impacts on landscape and townscape are capable of mitigation in that any new development should: • "be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside. • The scale and grain should be similar to the existing development on this edge of Cambridge.

			Medium-low density housing or medium scale office buildings set well into the landscape (similar to Peterhouse Technology Park) are likely to be most appropriate". • New development to be reduced in size so that it does not extend beyond the Yarrow Road roundabout.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes • To preserve the unique character of Cambridge – Red: Development would extend the urban edge south and would have an impact on compactness; • Coalescence – Amber: Development would take the urban edge closer to Fulbourn; • Setting of Cambridge – Amber: There are no views to or direct associations with the collegiate or historic core from this area. Sensitive, limited and low level development which included landscape and matched the contours of the Peterhouse Technology Park would limit impact on setting; • Key views of Cambridge – Amber: There are expansive views from the south looking over the site and to the City and Fulbourn. Views could be mitigated if development was set at a similar contoured as the existing adjacent Technology Park; • Soft green edge – Amber: Areas to north of Fulbourn Road slightly degrade existing edge. Soft green edge could be enhanced and improved on; • Distinctive urban edge – Green: no effect on distinctive urban edge; • Green corridors – Green: there would be no loss of land associated with a green corridor; • Green Belt villages – Amber: Development would take the urban edge closer to Fulbourn Hospital and might impact that part of the village; • Landscape with a strongly rural character – Amber: The site has a

			rural character. Its development would have a negative impact on this character. Overall conclusion – Amber: If development were confined to the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 - This sector (Sector 13, sub area 13.1) plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. It plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation Area at Fulbourn Hospital. The report does, however, that limited development on the relatively flat ground in the north west of sub area 13.1, in which Site GB5 is located, could be undertaken without significant long-term harm to the Green Belt if carefully planned and designed in accordance with the following parameters: • Land released from Green Belt should be restricted to the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills. • The boundary of any land released in the north western corner of sub area 13.1 should extend no further than the existing southern edge of Peterhouse Technology Park and no further east than the Yarrow Road roundabout. • Any new development on land released from Green Belt should be

			designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside. • The scale and grain should be similar to the existing development on this edge of Cambridge. Medium-low density housing or medium scale office buildings set well into the landscape (similar to Peterhouse Technology Park) are likely to be most appropriate. These parameters would avoid significant harm as follows: • The new Green Belt boundary would not significantly increase the extent of the city from the historic core, aligning with the existing boundaries around the Peterhouse Technology Park and Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views. • The separation between Fulbourn and the existing edge of Cambridge would not be any further reduced.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		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

	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		National Grid Reference (centred) Significant prehistoric sites known on the chalk south of Cherry Hinton Road: former site of 'War Ditches' Iron Age hill fort was partially excavated in early 20th century ahead of clunch extraction on Lime Kiln Road (Monuments in Cambridge - MCB5999). Evidence of a massacre at the site. Cropmarks of Bronze Age round barrow groups (burial mounds), now ploughed flat , are evident in several places in this allocation area (e.g. MCBs 3446, 6004, 13462 and those excavated in advance of Peterhouse Technology Park ECB357 (ECB – Events Cambridge). Field scatters of prehistoric stone implements throughout. Worsted Street Roman Road (part of Via Devana - Godmanchester to Colchester Ro Rd) traverses the site and is likely to have road side settlements along its route. A programme of archaeological works should be undertaken prior to the submission of any planning application.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk The location lies within Flood Zone 1, lowest risk of fluvial flooding. No surface water issues. Development should be mindful of potential flow routes from adjacent high land.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m
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 Approx. 50% of the site is within 400 and 800m of Cherry Hinton High Street local centre.
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 Approx 50% of the site is between 400 and 800m of Cherry Hinton Medical Centre, 34 Fishers Lane, Cherry Hinton, CB1 4HR
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).
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
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. Allocation is proposed for employment development.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Site in Fulbourn LSOA 8243: 11.41
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 - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improvements to utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Non-residential development.
Distance: Primary School	How far is the nearest primary school?		G =<400m Non-residential development
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)

			Non-residential development
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volumes This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists would need to cross a busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Road.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service. Site is within 400m of other bus services that link the site to the city centre and other areas.
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
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6) Citi 3 service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 35 minutes (Cherry Hinton, Yarrow Road – Cambridge, St Andrews Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 4.26Km
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Yes with mitigation. Technically it would be possible to provide access. The internal roads to Peterhouse

			Technology Park are private and may not have been constructed to the Highway Authority's requirements. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 3),**
Site reference number(s): CC924	
Consultation Reference numbers: CC924	
Site name/address: Land West of Trumpington Road	
Map: 	
Site description: Area of land west of Trumpington Road comprising a playing field at the northern end which is at the southern edge of Latham Road Conservation Area, Cambridge Lakes golf course, a football pitch and open arable land to the south towards Trumpington. The site is well defined by a belt of mature trees to Trumpington Road, The site lies to the east of a higher ridge which overlooks the Cam valley and Grantchester Meadows to the west.	
Current use(s): Agriculture, Golf Course, Football Ground, and Playing Fields	
Proposed use(s): Residential	
Site size (ha): 45.30ha Cambridge only:	
Potential residential capacity: 1019-1529	

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land. Approximately 75% of the site (33 hectares) is on Grade 2 land with the remainder on urban 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?		RED = The development will have a significant adverse impact in air quality due to increased traffic. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		Amber: The site is not within the Air Quality Management Area. The site is however less than 1000m from an AQMA but more than 1000m from the 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. Site adjacent to major road. Noise assessment and potential mitigation measures required.
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation. There is a Tree Preservation Order on a tree just within the northern boundary of the site plus there also appears to be further lines of protected trees on the north-west boundary of the site, alongside Trumpington Road, and along the field boundary between the Leys and St.Faiths School playing field and the Cambridge Football Stadium.
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. Existing mix of arable, golf course and sports provision provide good habitat. Potential GI enhancement but public access could disturb existing biodiversity
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. There would be severe negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road and opening views from the river corridor. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the

			M11. It also forms part of the setting for the River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sub area is considered to be Supportive landscape. It forms the rural landscape setting to Cambridge in views from the west and south west, and provides separation between the edge of Cambridge and the M11. It also forms part of the setting for the River Cam corridor. Trumpington Road is considered to be Distinctive townscape that is important in the approach to Cambridge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED RED = Development on the entire proposed area would have a severe negative impact. • To preserve the unique character of Cambridge – amber: The site would extend the edge of the city southward and would have some impact on the compactness of the City; • Coalescence – amber: There would be some effect on coalescence as development closes the rural gap between the City and Trumpington on the western side of Trumpington Road; • Setting of Cambridge – red: There would be severe negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road and opening views from the river corridor; • Key views of Cambridge – red: There would clear views to the development from Grantchester Meadows and the river corridor which would disrupt views of historic and collegiate core of the City; • Soft green edge – red: The existing high quality, rural, soft green edge would be negatively impacted if development occurred; • Distinctive urban edge – green: The existing urban edge is rural in nature; • Green corridors – red: The site severely impacts on the river green corridor;

			• Green Belt villages – green: No impact; • Landscape with a strongly rural character – red: The landscape has a rural character despite being on the urban edge. Overall conclusion = red, red: Development on this site has potential to have a severe negative impact. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the south west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city, with the green corridor of the River Cam extending into the core, and prevents the sprawl of built development towards Grantchester and the M11. This helps to retain the distinctive separation between the edge of the city and the M11, in conjunction with the adjacent sectors 4, 5 and 7, as well as to retain the rural setting of Grantchester as a necklace village. The river corridor forms a key green corridor into the heart of the city and is an important route into Cambridge for pedestrians, cyclists and river users.
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. Part of the site is in the Southacre Conservation Area, which is characterised by large dwellings in big plots on the edge of the built form of the city. Any glimpse views across the site are of open fields and trees in the Green Belt, which are important to the setting of the city. This is picked up in the draft Trumpington Road Suburbs & Approaches Study. The site is adjacent to a number of local listed buildings in Latham Road and therefore their setting may be affected.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply

Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		Amber: Fairly significant surface water issue toward the north of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN. The site is of sufficient size that it would provide outdoor sports facilities onsite.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN. The site is of sufficient size that it would provide play space for children and teenagers onsite.
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?		AMBER. Approximately 10% of the site is within 400-800m (as the crow flies) of Grantchester Street, Newnham local centre. An additional 10% is within 400-800m of Trumpington local centre. The remaining 80% of the site is beyond 800m of a local centre. The site has been scored amber as it is large enough to support a new local centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m. Third of site within 800m, remainder beyond 800m from nearest health centre or GP service.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

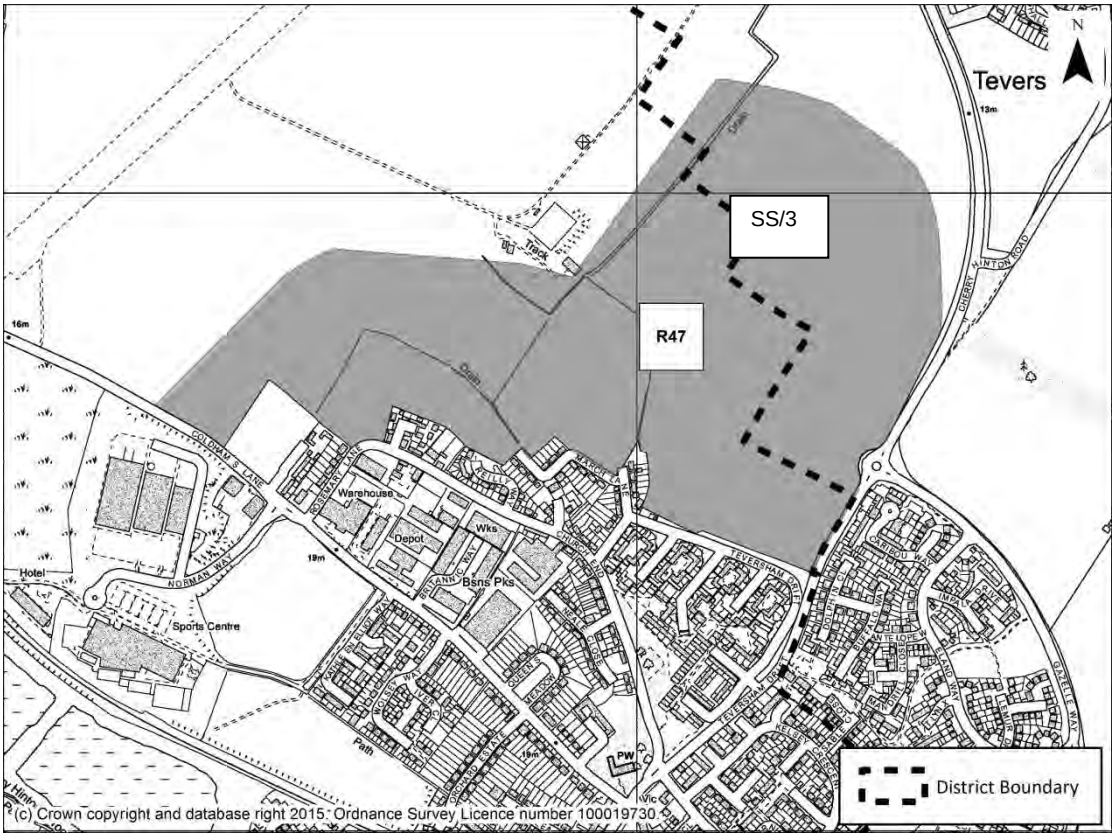
	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
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. The site would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Trumpington, but this is a considerable distance. The distance to Trumpington would mean that a new Local Centre on this site would be unlikely to have an impact on the existing hierarchy.
Employment - Accessibility	How far is the nearest main employment centre?		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
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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate

	in key community services and infrastructure, including communications infrastructure and broadband?		mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		Green: Site is beyond 800m from nearest primary school but is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN. Providing there is cycle access to Latham Rd (quiet residential street) from the north of the site thus providing good cycle links to the good off-road facility on Trumpington Rd.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances. Most of site is within 400m of a route which meets some of the qualities of a HQPT service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City			GG = Up to 5km (6)

Centre			
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lay between it and the highway
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Appendix 2: Cambridge East – Land North of Cherry Hinton – Joint Sustainability Appraisal Pro Forma

Site Information	
Development Sequence	**Edge of Cambridge (Existing Allocation)**
Site reference number(s): R47 and land allocated in policy SS/3	
Consultation Reference numbers: R47 and land allocated in Policy SS/3	
Site name/address: Land north of Cherry Hinton	
Map:	



Site description: Open agricultural and airport land to the southeast of Cambridge Airport and north of Church End, Coldham's Lane and Cherry Hinton, adjacent to proposed site allocation R41: Land north of Coldham's Lane.	
Current use(s): Agriculture and airport uses.	
Proposed use(s): Residential and associated uses including a local centre, schools and open space.	
Site size (ha): 46.83 ha. - South Cambridgeshire: 15.83 ha. Cambridge: 31.00 ha.	
Potential residential capacity: 1,200 dwellings in total with 780 in Cambridge and 420 in South Cambridgeshire.	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL
Agricultural	Would		RED = Significant loss (20 ha or more) of

Land	development lead to the loss of the best and most versatile agricultural land?		grade 1 and 2 and land Approximately half of the site is Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. The site would be a significant trip generator (and therefore add to local emissions) and would require an Air Quality Impact Assessment under current policies and likely to require mitigation to meet policy objectives.
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)?		**Noise and vibration**: Receptor: Amber: The site is adjacent to the Airport fire training facilities. Fire training is undertaken and can include lighting fires, fire engine and planting equipment noise that may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility. Receptor: Amber: Site near Cambridge Airport - noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldham's Lane will require assessment as part of the planning application process. Mitigation measures including detailed layout and design of the development and specific mitigation measures within the built fabric of development as may be necessary. Generator Green: No adverse impact or capable of full mitigation. **Light pollution:** Receptor: Amber: There could be adverse light impacts from the fire training sessions under dark light conditions. Generator: Amber: Potential for external

			domestic lighting to impact on operations at the Airport. Liaison between developer and Airport will be necessary. Any adverse impacts are capable of mitigation. **Odour problems:** Receptor: Amber: The proximity of the site to the fire training centre has the potential to generate significant odour and smoke. Complaints from the fire drills may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility. Generator: Green. No adverse effect of 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). The site currently forms part of the Marshall Cambridge Airport which incorporates a number of current and historic potentially contaminative uses, and is within 250m of the former Coldham's Lane landfills. Further contamination assessment will be required as part of the planning process.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Not within Source Protection Zone 1.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into development given sufficient buffer to the built environment. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Potential to retain existing habitat features

	deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		and enhance current arable fields through a considered landscaping scheme, integrating open space provision and surface water drainage. Opportunities to create a shared natural green space provision could offer the maximum gain for biodiversity. Farmland species such as Brown Hare, require large open spaces to be retained if to continue to use the site. (N.B. This assessment had been undertaken as a desk based exercise and is not informed by any up to date survey information).
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 are no Tree Preservation Orders on or near the site. (N.B There is a small area of hedgerow and trees adjacent to the drain in the southern part of the site that are of landscape and habitat value within the site. Given the current land management, TPOs may not have been appropriate but these trees are likely to be worthy of protection)
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. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species. Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the existing hedgerow, hedgerow trees, woodlands and ditches.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

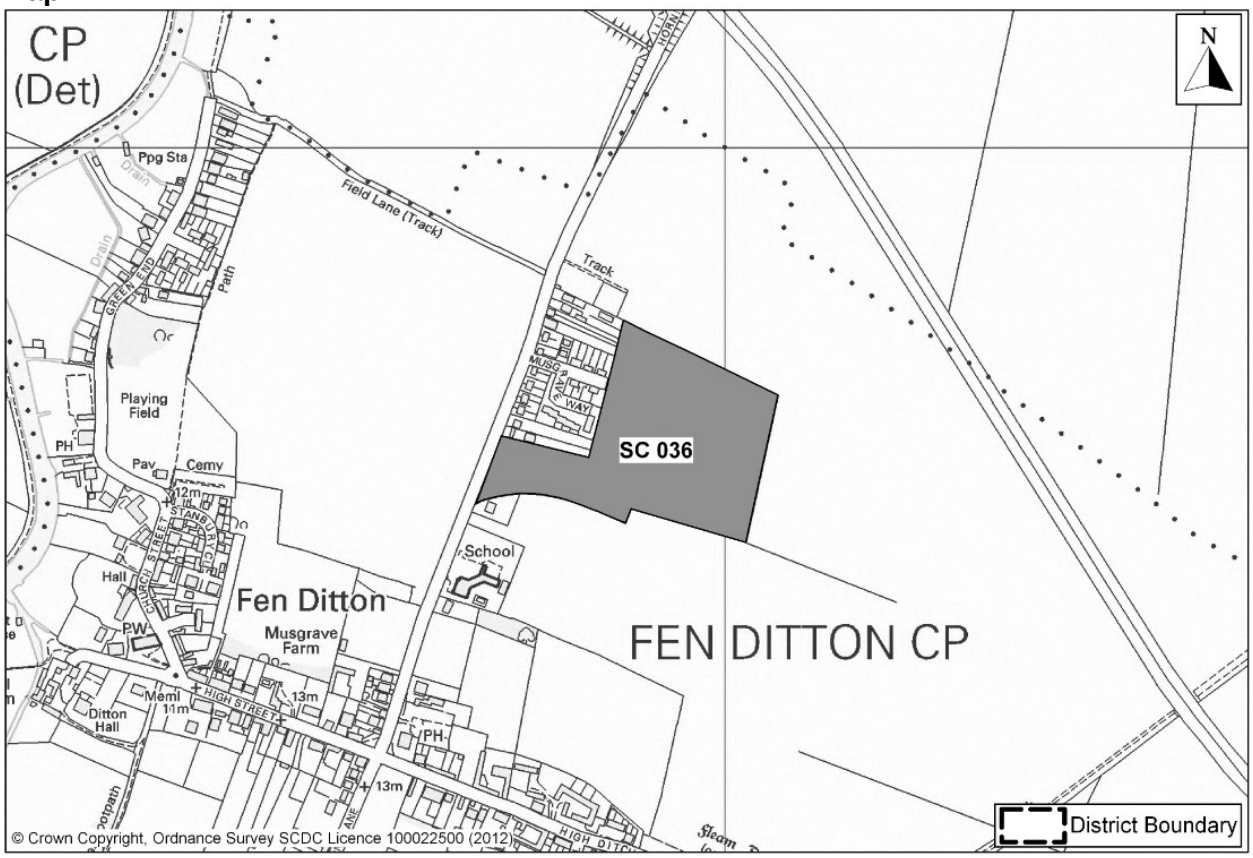
	and scale of development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes. The site is not in the Green Belt. Green Belt site was released as part of the 2006 Cambridge Local Plan & Cambridge East AAP
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. Significant archaeological evidence is present in many parts of the site which will require excavation in advance of any development for which consent may be granted.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Some risk of surface water flooding around the periphery and middle of the site. Capable of mitigation although could affect site density.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. No obvious constraints that prevent the site providing minimum on - site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is within 1km of nearest outdoor sports facilities and will provide its own outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is within 400m of children's / teenager's play space and will make its own provision for children and teenagers.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m The site will include a new local centre.
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 The majority of the site is more than 800m from the nearest health centre or GP service.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
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.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge.
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?		
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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G = <400m While the majority of the site over 800m from a primary school, the site is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km. There is a proposal to provide a new secondary school to the east of the City. Score would change to Green if the school is located on or close to this site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Good links to Tins path (has been upgraded but still has pinch point at bridge) and on to city centre; Cherry Hinton High St has poor on road provision but scheme to improve cycle provision currently under consultation, poor links to North and East with no provision on Coldham's Lane.
HQPT	Is there High		GREEN = High quality public transport

	Quality Public Transport (at edge of site)?		service. The Citi 1 route runs along the edge of the site on Cherry Hinton Road in South Cambridgeshire. The route that runs along Coldham's Lane (route 17), is not a high quality service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 (20) Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			A = 41 to 50 minutes (2)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Provision of access via Cherry Hinton Road / Teversham Drift likely to be acceptable subject to detailed design. Access onto Coldham's Lane will require careful consideration of how this would work with existing junctions to the east. Any access strategy should seek to minimise rat-running, including via Rosemary Lane and Church End, and also provide permeability into the existing built-up areas for pedestrians and cyclists. Pedestrian and cycle connections to 'the Tins' cycle route together with safe crossing of Coldham's Lane is likely to be an important consideration, together with a

			review of provision for cyclists on the Coldham's Lane corridor itself given the carriageway is narrow and speeds can be high. If allocated, any subsequent planning application would need to be accompanied by a full Transport Assessment (TA) and Travel Plan.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 9),**
Site reference number(s): SC036	
Consultation Reference numbers: SC036	
Site name/address: Land east of Horningsea Road, Fen Ditton (land south and east of 42 Horningsea Road, Fen Ditton)	
Map: 	
Site description: The site is located to the east of Horningsea Road, on the north eastern edge of Fen Ditton. The site forms an inverted 'L' shape to the south and west of a small group of residential properties, and a further residential property lies to the south. It is surrounded on all other sides by open agricultural land and is very visible from higher ground. The site comprises two areas of land; with allotments in the southern part and agricultural land to the rear of the residential properties. The allotments are well screened from the road by dense hedgerows and there is a hedgerow along the southern boundary. The eastern and parts of the northern boundary are exposed to views across the wider landscape, as is the agricultural land to the rear of the residential properties.	
Current use(s): Allotments and agricultural	
Proposed use(s): 216 dwellings with public open space	
Site size (ha): South Cambridgeshire: 5.36 Cambridge: 0.00	
Potential residential capacity: 120	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		Amber: Just under half of the site is Grade 2, the rest Grade 3.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts
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?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? AMBER = <1000m of an AQMA, M11 or A14. Within 260m at closest point.
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. Significant Road Transport noise.
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.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The site would introduce a substantial area of development into the foreground of the city setting when viewed from the north and east. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The parts of this sector closest to Fen Ditton, including sub area 1 and the western edge of sub area 2, are identified as Supportive landscape. These areas form an important part of the setting of Fen Ditton, as well as

			well as the separation between Fen Ditton and Cambridge. These areas are also characteristic of the flat landscape north east of Cambridge. Most of the remainder of sub area 2 and the majority of sub area 3 are considered to be Connective landscapes, largely because they are not distinctive landscapes in their own right and feel somewhat removed from Cambridge, with little evidence of most of the special qualities of Cambridge. The A14 corridor, along the northern edge of sub areas 2 and 3, creates a visual detractor to these sub areas.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. While the development would have little impact on the edge of Cambridge. It would represent proportionally a very large expansion to Fen Ditton. It would be highly visible in an open landscape and alter the rural approaches to the villa he from the north and east. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – The parts of this sector closest to Fen Ditton, including sub area 1 and the western edge of sub area 2, are identified as Supportive landscape. These areas form an important part of the setting of Fen Ditton, as well as well as the separation between Fen Ditton and Cambridge. These areas are also characteristic of the flat landscape north east of Cambridge. Most of the remainder of sub area 2 and the majority of sub area 3 are considered to be Connective landscapes, largely because they are not distinctive landscapes in their own right and feel somewhat removed from Cambridge, with little evidence of most of the special qualities of Cambridge. The A14 corridor, along the northern edge of sub areas 2 and 3, creates a visual detractor to these sub areas. A
Green Belt	What effect would the development of this site have on Green Belt		Red, Red: The landscape north of Fen Ditton is open and level, and remains rural despite the proximity of the A14. This development would introduce a significant

	purposes?		urban area into a rural landscape. • To preserve the unique character of Cambridge – red; • Coalescence – amber: The site would introduce a significant area of development directly to the north of Fen Ditton and would close one of the green gaps separating the village from the city. The perception of remaining separation would also be reduced; • Setting of Cambridge – red: The site would introduce a substantial area of development into the foreground of the city setting when viewed from the north and east; • Key views of Cambridge – green: The site does not directly affect key vies of Cambridge which lie to the west of the site; • Soft green edge – amber: The edge of Cambridge is formed by a skyline of trees and hedges, with Fen Ditton in the foreground and development would not directly affect it. However greatly increase the proportion of built form when viewed from the north and east; • Distinctive urban edge – green: The urban edge lies to the south of Fen Ditton; • Green corridors – green; • Green Belt villages – red, red: The Development introduces an substantial and highly visible extension to Fen Ditton into an area of supportive landscape; • Landscape with a strongly rural character – red: The development would represent proportionally a very large expansion to Fen Ditton. It would be highly visible in an open landscape and alter the rural approaches to the villa he from the north and east. Although not completely joining Fen Ditton to Cambridge green separation would be closed leaving only a short gap to the south of the village. Overall conclusion = red, red: The landscape north of Fen Ditton is open and level, and remains rural despite the proximity of the A14. This development would introduce a significant urban area into

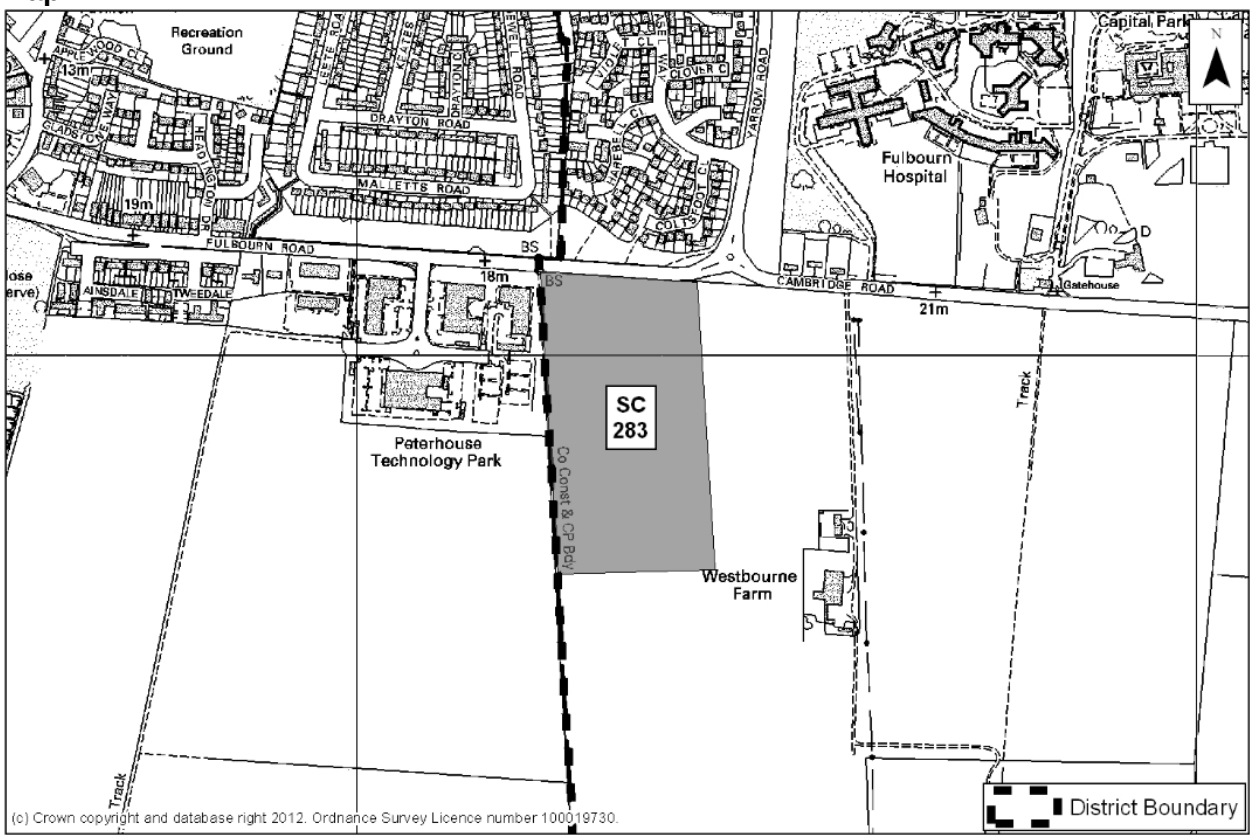
			a rural landscape. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the north east of Cambridge, and the approach to both the Fen Ditton and Cambridge along the B1047 from the north. Sub area 1 plays an essential role in the separation between Fen Ditton and Cambridge, being the only remaining separation between the two settlements. Sub areas 2 and 3 provide separation between the village and the A14, as well as between the future allocated edge of Cambridge and the A14, retaining a rural setting to the city when viewed from the strategic route (this site is in sub area 2). The sector also forms the rural setting of Fen Ditton to the east and is important in maintaining the small scale, slightly dispersed linear form of the village, which is an important component of its character.
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. Fen Ditton Conservation Area. Development would have a significant adverse impact on townscape and the landscape setting of the village.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply GREEN = Development would create additional opportunities for renewable energy. DARK GREEN = Development would create significant additional opportunities for renewable energy.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic,		GREEN = Flood Zone 1 / low risk

	environmental and social costs)?		
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. Score assumes that the site could accommodate replacement allotments and otherwise achieve the minimum standard of open space on site to plan standards.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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
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).
Community Facilities	Will it encourage and enable		GREEN = Development would not lead to the loss of any community facilities or

	engagement in community activities?		replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses. Development would be isolated from the main part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within 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.
Employment - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G =<400m
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km
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. There is no provision for cyclists at the southern end of Horningsea Road.
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.		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			R= Beyond 1000m (0)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe		GREEN = No capacity / access constraints

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

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 7),**
Site reference number(s): SC283	
Consultation Reference numbers: SC283	
Site name/address: Land south of Cambridge Road Fulbourn, Cambridge	
Map: 	
Site description: Arable fields, some with hedges and trees, to the south of Cambridge Road. The land rises up to the south towards the Gog Magog Hills. Overlaps SHLAA site 911 in Cambridge. Adjoins sites 283.	
Current use(s): Agriculture Arable Crop	
Proposed use(s): Part of a much larger site including land in Cambridge City Council's area for an urban extension to Cambridge comprising approximately 2829 dwellings, R&D employment, neighbourhood centre and public open space (24.92 hectares is in South Cambridgeshire, provisionally 712 dwellings)	
Site size (ha): South Cambridgeshire: 6.62 ha	
Potential residential capacity: 132-199	

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		Amber: Approximately 75% of site (5ha) on Grade 2 with the remainder on urban 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.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m of an AQMA, M11, or A14. Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from 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. The North of the site is close to Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on the site?		Amber: Part of this site is adjacent to an area of unknown filled land. This could be dealt with by condition.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		protected species and impacts capable of appropriate mitigation. Adjoins the Gog-Magog SSSI to the south. County Wildlife Site - Roadside verges of Limekiln Road & Worts Causeway are a County Wildlife Site as is Netherhall Farm. Local Nature Reserve – Adjoins Beechwoods LNR to south.
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
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure. The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The setting of the City would be negatively impacted by any development on the southern part of the site by compromising the openness of the area, interrupting views over the city and have a negative impact on setting;

			UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector is all assessed to be supportive landscape. The Gog Magog Hills are a distinctive feature of the setting of Cambridge in their own right, but they also form the backdrop to the city in views out to the surrounding landscape. They are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. In addition, the eastern end of the sector forms part of the setting to Fulbourn and Fulbourn Hospital.
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. While there would be very limited impact on the urban edge of Cambridge, the proposed development may have an effect on Fulbourn Hospital. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector is all assessed to be supportive landscape. The Gog Magog Hills are a distinctive feature of the setting of Cambridge in their own right, but they also form the backdrop to the city in views out to the surrounding landscape. They are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. In addition, the eastern end of the sector forms part of the setting to Fulbourn and Fulbourn Hospital.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes. The site is on open, rising ground and southern part is highly visible making it damaging to the purposes of green belt. • To preserve the unique character of Cambridge – red: The visibility of the site would worsen the negative effect on perception of City as compact; • Coalescence – amber: The proposed development site would extend up the easternmost slope of the Gog Magog hills. There would be effect on coalescence;

			• Setting of Cambridge – red: The setting of the City would be negatively impacted by any development on the southern part of the site by compromising the openness of the area, interrupting views over the city and have a negative impact on setting; • Key views of Cambridge – red: There are open views of the site and the City from the west and south. Existing clear views to historic and collegiate core of the City would be severely negatively impacted if development occurred on the site; • Soft green edge – red: The existing soft green edge would be negatively impacted; • Distinctive urban edge – green: No effect on distinctive urban edge; • Green corridors – green: Site is not close to recognised green corridor; • Green Belt villages – amber: The proposed development may have an effect on Fulbourn Hospital; • Landscape with a strongly rural character – amber: The site has a rural character but the technology park has eroded it slightly. Impact could be mitigated. Overall conclusion – red: The site is on open, rising ground and southern part is highly visible making it damaging to the purposes of green belt. UPDATE INNER GREEN BELT BOUNDARY STUDY 2015 – This sector plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. It plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation Area at Fulbourn Hospital.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Abuts Fulbourn Hospital Conservation Area. Adverse effect to setting of Conservation Area due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital. Numerous Bronze Age ring barrows area known in the vicinity. The War Ditches Iron Age defensive site is located to the east and the line of the Via Devana Roman road forms the southern site boundary. Further information would be necessary in advance of any planning application for this site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		Green: No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m
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. Half the site is within 400-800m (as the crow flies) of Cherry Hinton High Street local centre with the remainder beyond 800m.
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. Half the site is within 800m of a GP service with the remainder beyond 800m
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED. Site is isolated from existing communities with limited opportunities to facilitate community integration.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G =<400m
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. This end of Fulbourn Rd has no cycling provision and speeds can be even higher and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
HQPT	Is there High Quality Public Transport (at edge of site)?		Amber: Access to HQPT as defined in part but over 400m away. Site is within 400m of other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score	Scoring mechanism has		RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below

(SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			) GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			A = 31 to 40 minutes (3)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

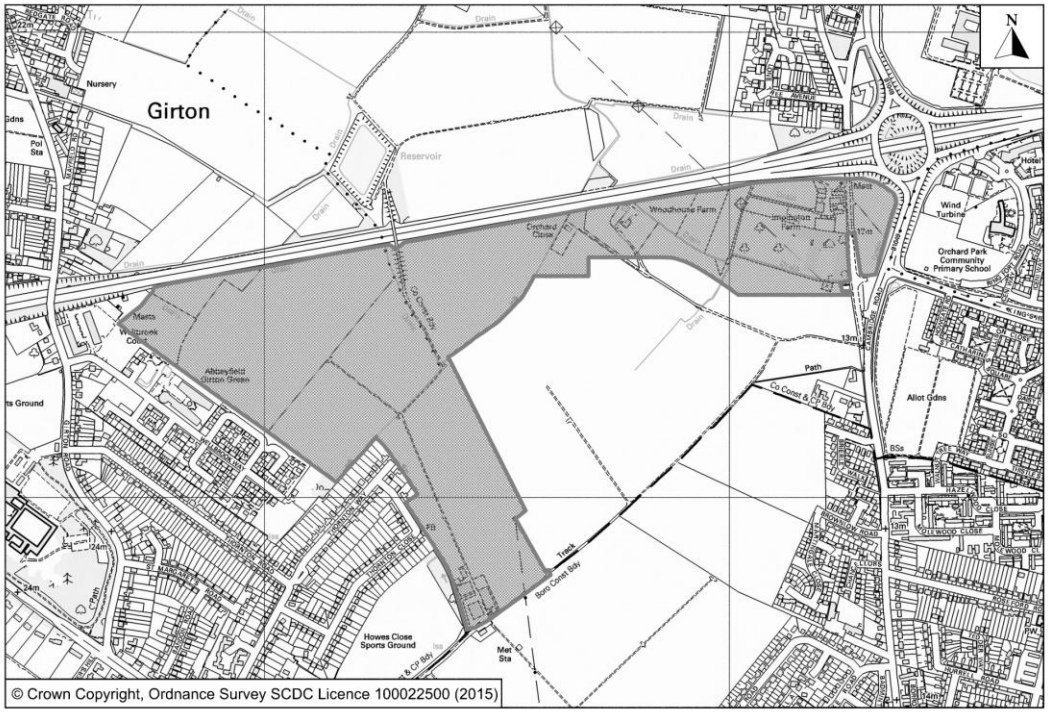
Site Information	
Development Sequence	**Edge of Cambridge Broad Location 10 Land between Huntingdon Road and Histon Road**

Site reference number(s): SC298

Consultation Reference numbers:

Site name/address: Land south of the A14 and west of Cambridge Road

Map:



Site description: The land lies between Huntingdon Road and Histon Road, to the south of A14 and north of the allocated NIAB development on the edge of the city (the NIAB1 and NIAB2 sites), and the area identified as NIAB (Darwin Green) 3. The map shows the area proposed for additional built development which is comprised of two farms, set within grassland and small areas of woodland, to the north east adjoining Histon Road.

The landowners also control the NIAB (Darwin Green) site to the south and the open agricultural land to the north west. They intend to master plan any new allocation in this location with the existing NIAB (Darwin Green) 2 site. The open agricultural land which separates the NIAB 1 and NIAB2 sites from Girton is to be retained as Green Belt in their proposals and used as new public open space to serve the area, which will retain the views across the western part of the site to the historic core of Cambridge.

Current use(s): Agricultural

Proposed use(s): Residential and commercial

Site size (ha): South Cambridgeshire: 49.13 ha. Cambridge: 0

Potential residential capacity: 132 dwellings (40 dph).

The proposers original representation refers to between 360 dwellings with commercial development and 447 dwellings with no commercial development.

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?		RED = Significant loss (20 ha or more) of grades 1 and 2 land All of the site under the control of the site promoter is Grade 2 land (note the area proposed for built development would be less than 20ha. in area but not retained as agricultural land).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts The majority of this site falls within the Minerals Safeguarding Area for sand and gravel. However, given the size of the site and its proximity to sensitive uses i.e. residential development, it is unlikely to be worked as an economic resource. If the site is allocated and developed any mineral extracted should be used in a sustainable manner. Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts See below.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 An Area adjoining the A14 is within SCDC's declared Air Quality Management Area (as a result of exceedances of the national objectives for annual mean nitrogen dioxide and daily mean PM10, SCDC designated an area along both sides of the A14 between Milton and Bar Hill as an AQMA). Due to

			this the concerns are twofold. Firstly the introduction of additional residential receptors and members of the public into an area with poor air quality with potential adverse health impact and secondly the development itself and related emissions e.g. heating and transport having an adverse impact on the existing AQMA and pollutant levels. Proposals for a mixed residential / commercial development or a commercial / recreational type uses such as Community Stadium within or adjacent to SCDC' Air Quality Management Area has the potential to have a significant adverse impact on local air quality which is not consistent with the Local Air Quality Action Plan. Extensive and detailed air quality assessments including dispersion modelling will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. Any Air Quality Impact assessment should address not only the impacts in the immediate vicinity of the development but also the wider impacts on air quality within the AQMA including cumulative impacts with other developments in the area. On balance Env. Health object to the allocation of residential development within the designated air quality management area until noise and air quality impact assessments can demonstrate with a reasonable degree of certainly that it will be technically possible and viable to avoid, mitigate or reduce noise and air quality impacts to prevent new development on site from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air and noise pollution. Consideration of commercial/recreational use within this area may be given to those proposals that can demonstrate with a reasonable degree of certainty that it will be possible to mitigate potential impacts on air quality. The proposer has supplied an assessment which shows that the site can be developed to a satisfactory standard taking into account air quality issues. This report does not address short term exposure to PM10 or

			the impacts of such development on air quality.
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 Noise: Road Transport General: The North of the site bounds the A14, the A14 / Histon junction / roundabout is immediately to the North East and Histon Road lies immediately to the East. Very high levels of ambient / diffuse traffic noise dominant the noise environment both during the day and night. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. The majority of the site is likely to be old PPG 24 NEC C / D (empty site) for night: PPG24 advice “Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise” or planning permission should be refused. Residential could be acceptable with high level of mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing A14 / Histon Road, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options along A14. It is preferable to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and or mitigate or reduce to minimum. Before any consideration is given to allocating the site for residential development, it is recommended that this noise threat / constraint is thoroughly investigated and assessed having regard to

			/ in accordance with industry best practice / guidance to determine the suitability of the site for residential use. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability. The proposer has supplied an assessment which shows that the site can be developed to a satisfactory standard taking into account noise issues.
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 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		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Badgers and Barn Owls also noted in submitted ecology survey.

	infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Views into the site to the east of the site are currently of farmland, hedgerows, woodland and farm buildings. To the west of the site the land is open with wide views of Girton to the west and Cambridge to the south. The existing soft green edge would be lost alongside the A14 where it would be replaced by a more formal green edge with landscaped soil bunds planted with trees and hedgerows. The soft edge would be retained to Cambridge Road. Whilst the character of the existing edge would not be retained, the landscape impact of a partial development of the site would be limited by a setback of development away from the A14 and Cambridge Road and retention of hedgerows and woodland. Development of the eastern part of the site would bring built development closer to Impington on the west of Histon Road. Retention of hedges and woodland and a set back of the development from Cambridge Road and the A14 would provide mitigation. UPDATE INNER GREEN BOUNDARY STUDY 2015 – With regards to the role that sub area 1.3, in which GB6 lies, plays in relation to landscape and townscape, the report notes that the majority of this sector is assessed to be Connective landscape, becoming Supportive along Huntingdon Road, and with the A14 corridor identified

			as visually detracting. The majority of the sector has some visibility of the edge of the city and forms part of the foreground to views from the A14, but is not distinctive in the setting of Cambridge. The report also notes that the hedgerow structure and particularly the woodland around the farm buildings at Impington Farm and Woodhouse Farm contribute positively to the character of the setting of Cambridge in this sector. The report also notes that the lack of distinct landscape features forming boundaries to the current development allocations increase the risk of urban sprawl if development is extended into this sub area in the future. As referenced above, Policy SS/2(3) of the South Cambridgeshire Local Plan contains specific reference to the submission of a Landscape Strategy to be approved as part of or before the granting of the first planning permission. These requirements should help to mitigate any impact on landscape and townscape.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of the site has the potential to significantly reduce the green setting for the city when viewed from the A14 opposite the site. UPDATE INNER GREEN BOUNDARY STUDY 2015 – With regards to the role that sub area 1.3, in which GB6 lies, plays in relation to landscape and townscape, the report notes that the majority of this sector is assessed to be Connective landscape, becoming Supportive along Huntingdon Road, and with the A14 corridor identified as visually detracting. The majority of the sector has some visibility of the edge of the city and forms part of the foreground to views from the A14, but is not distinctive in the setting of Cambridge. The report notes that the hedgerow structure and particularly the woodland around the farm buildings at Impington Farm and Woodhouse Farm contribute positively to the character of the setting of Cambridge in this sector. The report also

			notes that the lack of distinct landscape features forming boundaries to the current development allocations increase the risk of urban sprawl if development is extended into this sub area in the future. As referenced above, policy SS/2(3) of the South Cambridgeshire Local Plan contains specific reference to the submission of a Landscape Strategy to be approved as part of or before the granting of the first planning permission. These requirements should help to mitigate any impact on landscape and townscape.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = High / medium impacts on Greenbelt purposes (significant negative impact). Development to the west of the site would lead to the merger of Girton with Cambridge. Development would have significant negative impact on Green Belt purposes. UPDATE INNER GREEN BOUNDARY STUDY 2015 – The study notes that this sector as a whole (Sector 1) plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green development and in relation to the development at North West Cambridge. It also provides separation between the future edge of Cambridge and Histon and Impington. It retains open countryside close to the future edge of the city and prevents the sprawl of built development as far as the edge of Girton and the A14, retaining the distinctive approach into Cambridge from the north west along Huntingdon Road. It also preserves what remains of the separate identity of the southern part of Girton. In terms of the implications of Green Belt release for land in sub area 1.3, in which GB6 lies, the report notes that when the land previously released from the Green Belt is developed, sub area 1.3 will protect narrow gaps between the new edge of Cambridge and Girton, Histon and Impington and a narrow setback from the A14. Further east, it is apparent that development extending right up to the A14 detracts considerably from the appreciation of the setting of the city, and it is important

			that in this sector the edge of Cambridge continues to be seen across an open, rural landscape. South Cambridgeshire Local Plan proposes a minor realignment of the boundary between sub area 1.3 and the future development, with a small release of land from Green Belt. This will marginally decrease the width of Green Belt retained south of the A14 but will make no appreciable difference to the perception of the city and its setting, nor to the separation from the necklace villages. However, no further Green Belt releases should be contemplated in sub area 1.3. It is essential that the future development adjoining sub area 1.3 delivers a high quality, positive and well vegetated edge facing the retained Green Belt. The new edge along Addenbrooke's Road in sector 8 is a good example.
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 Girton College listed Grade II* lies over 400m from the site and is separated from it by suburban housing. Impington Farm consists of a group of three former farm buildings located tight in the corner formed by the old Cambridge Road and the A14. The farmhouse may be of sufficient interest to list. The site is located in an area of high archaeological potential. The Iron Age ringwork Arbury Camp was located to the immediate east (HER 08479) and croprmarks of probable Iron Age or Roman enclosures are known to the west (HER 08955, 08956). Elements of this cropmark complex clearly extend into the proposal area. Archaeological excavations are currently underway in advance of development to south, with evidence for Iron Age and Roman settlement (HER ECB3788). County Historic Environment Team advise that further information regarding the extent and significance of archaeology in the area would be necessary. This should include the results of field survey to determine whether the impact of development could be

			managed through mitigation.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Site is located in flood zone 1, lowest risk of fluvial flooding. Site subject to surface water flood risk but capable of mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. The landowners proposed substantial areas of new public open space between NIAB2 and Girton and south of the A14 between the new development and the A14.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing The landowners proposed substantial areas of new public open space between NIAB2 and Girton and south of the A14 between the new development and the A14. Facilities are also being provided on the NIAB1 site.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m The landowners proposed substantial areas of new public open space between NIAB2 and Girton and south of the A14 between the new development and the A14. Facilities are also being provided on the NIAB1 site.
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 A new local centre is to be provided on the NIAB1 site.

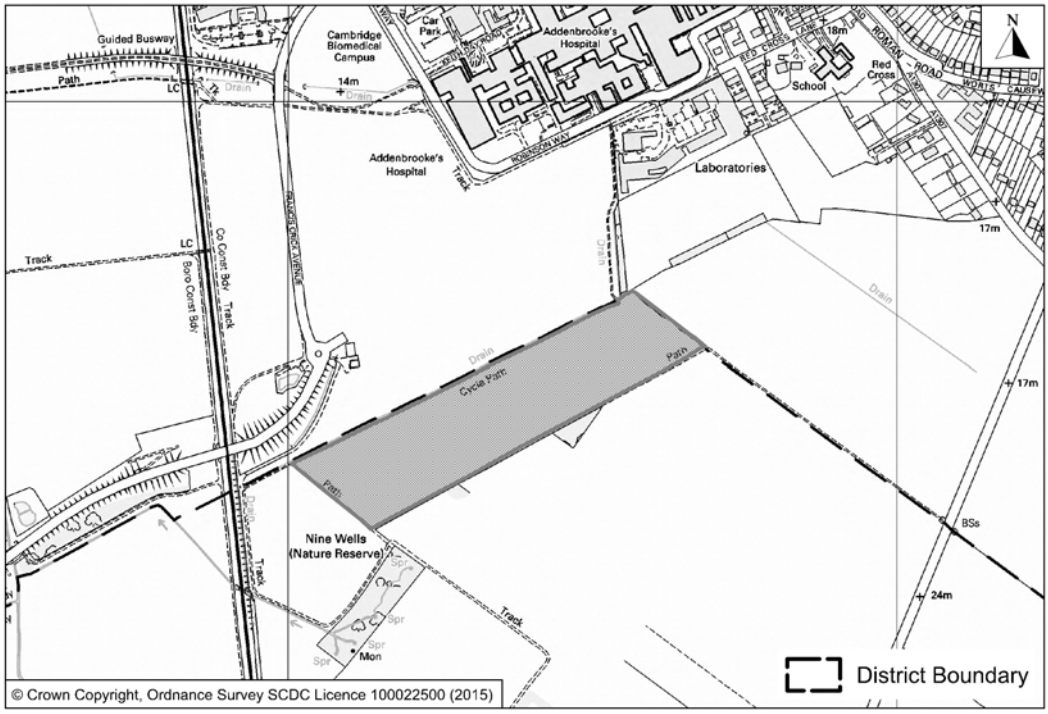
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m A new health facility is to be provided as part of the NIAB1 development.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit The wider NIAB site will include new education provision, community facilities and a local centre including a supermarket.
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 Development will also include provision of new community facilities.
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. Site can be master planned alongside the adjacent NIAB2 site, and benefits from services and facilities provided at both the NIAB sites.
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?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within 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
Employment -	How far is the		AMBER = 1-3km

Accessibility	nearest main employment centre?		1.52km ACF – nearest employment 2000+ employees.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Electricity - Significant reinforcement and new network required. Pylon line crosses the site. Mains water - The site falls within the Cambridge distribution zone of the Cambridge Water Company (CWC), within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. Gas – Cambridge is connected to the national gas grid. A development of this scale would require substantial network reinforcement. Mains sewerage - There is sufficient capacity at the Cambridge works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. A full assessment will be required. Providing sufficient school capacity may have knock-on implications for the site area and floor space requirements of the primary and secondary schools planned for between Huntingdon Road and Histon Road.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m 500m ACF o the site of the new primary school on the Orchard Park site. 580m to the proposed school on the NIAB2 site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) A new school is to be provided on the NIAB2 site. The area of the school site may need to be increased to accommodate extra pupil numbers.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Subject to there being good links from the development to the proposed orbital cycle route to the southeast. There should also be a cycle/pedestrian link to Thornton Way.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			GG = Within 400m (6)

			266m ACF to nearest bus stop
Frequency of Public Transport			G = 20 minute frequency (4) Citi 8 service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Citi 8 service: 12 minute journey time (Arbury, Brownlow Road to Cambridge Emmanuel Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 2.33km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Access would be onto internal roads in the NIAB1 and NIAB2 sites which will link to both Histon Road and Huntingdon Road. Highways Authority have concerns about how cycle provision would be dealt with.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Significant improvements proposed as part of the wider NIAB / Darwin Green development.

Site Information	
Development Sequence	**Edge of Cambridge Broad Location 6 Land to south of Addenbrooke's Road between Babraham Road and Shelford Road**
Site reference number(s): E/1B	
Consultation Reference numbers:	
Site name/address: Land south of Addenbrooke's and southwest of Babraham Road	
Map:	



Site description: To the north is Addenbrooke's Hospital and the Biomedical Campus. To the west is the railway line to London, a corridor of public open space and the Clay Farm development. Immediately to the south west is the Nine Wells Local Nature Reserve with its chalk springs, woodland and scrub. To the east and south the land comprises large arable fields with hedgerows.
Current use(s): Agricultural
Proposed use(s): Biomedical and biotechnology research and development, related higher education and sui generis medical research institutes and associated support activities.
Site size (ha): South Cambridgeshire: 8.91 ha. - Cambridge: 0 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 agricultural land.

	best and most versatile agricultural land?		The site is Grade 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts. Part of the site falls within a Waste Consultation 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 The site may have an adverse impact on air quality from traffic generation particularly as close to Addenbrooke's. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14. The site is not within an Air Quality Management Area. The site may impact on air quality from traffic generation particularly as close to Addenbrooke's.
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. Site is close to Addenbrooke's Hospital site and the western part is adjacent to railway line to London. Noise assessment and potential mitigation measures required.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Agricultural use may have led to some contamination with agricultural chemicals. Appropriate assessment required.
Water	Will it protect and where possible enhance the quality of the water environment?		AMBER = Development has potential to affect water quality, with minor negative impacts incapable of mitigation. Site lies close to the natural chalk springs at Nine Wells which feed into Hobsons Brook.
BIODIVERSITY			
Designated Sites	Will it conserve protected species		AMBER = Contains or is adjacent to an existing site designated for nature

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		conservation or recognised as containing protected species and impacts capable of appropriate mitigation. Site adjoins the Nine Wells Local Nature Reserve.
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. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Site within the Countywide Green Infrastructure Strategy. Potential for improved access to LNR from north.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of full mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into open countryside to the south of Addenbrooke's Hospital and the Biomedical Campus. This would have a negative impact

			on the purposes of the Green Belt affecting openness, setting and views.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Development of this site would result in further encroachment of the built area into open countryside to the south of Addenbrooke's Hospital and the Biomedical Campus. However, there is scope to provide a new softer edge to the city.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes. UPDATE INNER GREEN BOUNDARY STUDY 2015 LDA Green Belt Study 2015 identifies scope for development in this location without there being significant harm to Green Belt purposes. Limited development in the northern and eastern parts of sector 10 could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out below. These parameters would avoid significant harm as follows: • The new Green Belt boundary would be no further from the historic core than existing boundaries to the west at Trumpington and the east at Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the

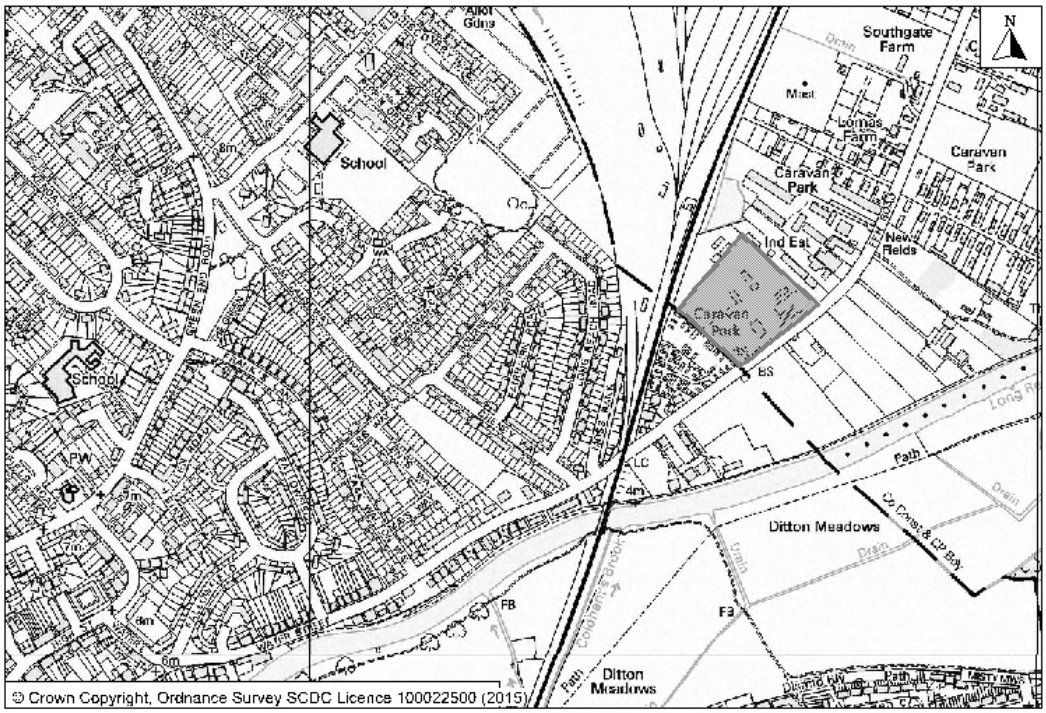
			foreground in key views and the quality of the approach to the city along Babraham Road.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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. Extensive and intensive evidence for Bronze Age, Iron Age, Roman and medieval archaeology is recorded to the north. Cropmarks to the south indicate that archaeological assets are likely to extend throughout the landscape. A site of national importance is located 250m to the south west (Scheduled Monument Number 57. Further evidence through archaeological evaluation would be needed regarding the extent, character and significance of archaeology in the area prior to consideration of a planning application.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk. Parts of site at risk of surface water flooding. Parts of the site are within flood zones 2 and 3. Careful mitigation required considering the sequential test and the following points: Historically: • the watercourse which runs through the site has overtopped in heavy rainfall events; and • this site has become waterlogged during some winters. This site has a clear flood flow route through it and this means that flood risk mitigation measures used on this site could have impacts on adjoining or nearby sites (e.g. through using techniques like land raising). This may be an issue if there are other new developments planned in the surrounding undeveloped land. The Cambridge and Milton Surface Water Management Plan identifies some wetspots nearby, which while they do not cover the site, may add extra pressure to the local development situation as land uses and heights vary.

			Consent for any modifications to the watercourse would need to be sought from the Flood and Water Team at Cambridgeshire County Council, but significant changes such as culverting would be discouraged and would require modelling to prove no increase or relocation of risk.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Allocation is not for housing.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Allocation is not for housing.
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?		RED =>800m The site is over 800m from the nearest local centre at Wulfstan Way. There are some facilities available on the Addenbrooke's site.
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 The site is over 800m from the nearest GP Surgery, which is located at the Queen Edith Medical Practice, 59 Queen Edith's Way
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).

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
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 - 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 Adjacent to Addenbrooke's Hospital and the Cambridge Biomedical Campus.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities Site is an employment allocation.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Allocation is not for housing.
Distance: Primary School	How far is the nearest primary school?		G =<400m Allocation is not for housing.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Allocation is not for housing.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Potential for links through Biomedical Campus, Addenbrooke's and Bell School site.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service The site has access to public transport service using the Addenbrooke's Hospital public transport hub, located within 600m of the eastern edge of the site.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 18
Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Potential for GG via Guided Bus
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m. Potential for new railway station to serve Addenbrooke's and Biomedical Campus which would provide for at least an Amber score.
Access	Will it provide safe access to the		AMBER = Insufficient capacity / access. Negative effects capable of appropriate

	highway network, where there is available capacity?		mitigation. This site does not benefit from direct access to the local highway network; as such the most logical point of access to the site would appear to be via the proposed Cambridge Biomedical Campus Phase 2 development. There is, therefore, a risk that the layout and access strategy for Cambridge Biomedical Campus Phase 2 could prejudice the ability of adequate access to this site being achieved, as such early discussions with the developer of Cambridge Biomedical Campus Phase 2 would be recommended to minimise this risk. With regard to rail access, a portion of this site may need to be safeguarded to facilitate the delivery of the proposed Addenbrooke's railway station (which is listed as a scheme in the County Council's Long Term Transport Strategy). If allocated, any subsequent planning application would need to be accompanied by a full Transport Assessment and Travel Plan. Significant congestion already occurs in this quadrant of Cambridge which is likely to be exacerbated by the full build out of the planned and approved Cambridge Biomedical Campus developments. While substantial sustainable transport improvements are identified through the City Deal Programme that may provide some headroom, any Transport Assessment will need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks.
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	**Edge of Cambridge**
Site reference number(s): SC334	
Consultation Reference numbers: N/A	
Site name/address: Cambridge, Fen Road	
Map: 	
Site description: The site lies to the west of Chesterton Fen Road, at the southern end, on the north-eastern outskirts of Cambridge. The site adjoins a light industrial estate to the north, the London to Kings Lynn railway line lies to the west, and a residential caravan park to the south. To the east lies remote residential properties in extensive grounds and meadows, leading down to the River Cam. The site currently largely in open storage use.	
Current use(s): Open storage	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 1.74 ha.	
Potential residential capacity: 63 dwellings (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL 0% to 24% Previously Developed Land (PDL)
Agricultural Land	Would development lead to the loss of the best and most		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts UPDATE: Score updated from Green to Amber to reflect minor negative impacts Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation.
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 was used for storage and contains an area of filled land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality 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			

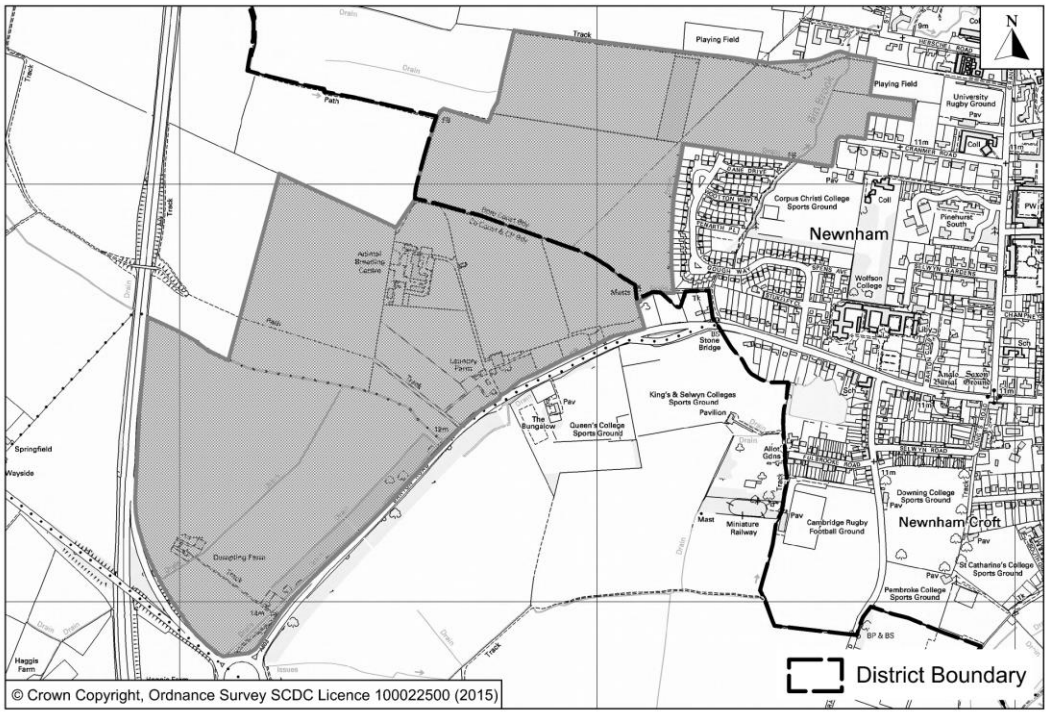
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected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

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) - site sits between a caravan site and light industrial buildings. As such residential development would be out of character with the street scene on either side. However the caravan site has been allocated for development in the Cambridge Local Plan
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Fen Ditton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 747m ACF from centre of the site to Fen Ditton Recreation Ground.
Gypsy &	Will it provide for		RED = Would result in loss of existing sites

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		Site currently allocated for Gypsy and Traveller pitches.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 882m ACF to Fen Ditton High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 580m ACF from centre of site to Nuffield Road Medical Centre, Cambridge.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Residential development would be out of character with adjoining land uses.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.9km ACF from centre of site to Cambridge 003B (Cambridge Northern Fringe East & Trinity Hall Industrial Estate)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. School capacity constraints but potential for improvement to meet needs
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 620m ACF from centre of site to Shirley School, Cambridge.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.1km ACF from centre of site to North Cambridge Academy, Cambridge. Site is within 3km of: Chesterton Community College, Cambridge; North Cambridge Academy (formerly Manor Community College), Cambridge and Parkside Community College, Cambridge.
TRANSPORT			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score 21 UPDATE: Score updated from 20 to 21 to reflect total if scores below
Distance: bus stop / rail station			A = Within 800m (3) 768m ACF from the centre of the site to the nearest bus stop with Citi 2 service (Chesterton, Franks Lane).
Frequency of Public Transport			GG = 10 minute frequency or better (6) Citi 2 - 10 Minute Service
Public transport journey time to City Centre			GG = 20 minutes or less (6) 14 Minutes from to Cambridge (Chesterton, Franks Lane to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 3.37km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,514m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 2)**
Site reference number(s): CCSC1001	
Consultation Reference numbers: N/A	
Site name/address: Land north of Barton Road (Developer Proposal)	
Map: 	
Site description: The site lies to the north of Barton Road on the western edge of Cambridge. The site adjoins residential development on the edge of Cambridge to the east and the M11 and its slip road and Coton Road lie to the west. The site is surrounded by agricultural land. The site, in the main, comprises a series of large exposed agricultural fields surrounding Laundry Farm, and recreation grounds on the north eastern part of the land south of Barton Road. Most of the fields are surrounded by low level hedgerow and occasional hedgerow trees, giving an open appearance, particularly from the M11, Coton Road and surrounding land further to the west, although the Barton Road frontage is well screened with tall hedgerow.	
Current use(s): Agricultural.	
Proposed use(s): Approximately 1,500 dwellings, supported by a Local Centre, school, open space (including relocated sports pitches for colleges), green infrastructure, cycle and footpath links to surrounding area; and access roads.	
Site size (ha): South Cambridgeshire: 164.11 ha. (total for whole sites) Cambridge: 156.96 ha (total for whole sites) NOTE: The site is smaller than the totality of all of the 4 sites combined, as only parts of some sites are included.	
Potential residential capacity: 1,500 dwellings	

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. Majority of site on Grade 3 land with a small amount of urban land and Grade 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within the broad location and catchment area for Cambridge South. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and/or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts Air quality issues – Less than 1,000m from the M11. There is a potential for significant increases in traffic emissions and static emissions that could affect local air quality, especially within Cambridge City. Extensive and detailed air quality assessments, in line with local policy and in liaison with Cambridge City Council, will be required to assess the impact of such a development at pre-application stage.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 Site less than 1,000 metres from M11. An air quality assessment is essential
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a		AMBER = Adverse impacts capable of adequate mitigation Noise impacts - The west of the site bounds the M11 including M11 junction 12 / Barton

	receptor or generator (including compatibility with neighbouring uses)?		Road roundabout and Barton Road intersects the site. There are high levels of ambient / diffuse traffic noise and other noise sources include Laundry Farm and the Animal Breeding Centre. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Site similar to North West Cambridge and at least half the site nearest M11 and to lesser distance from Barton Road either side is likely to be NEC C (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance noise guidance to determine the suitability of the site for residential use. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability. In mitigation, proposers indicative masterpolan includes separation of residential development form the Motorway. Other environmental conditions (e.g. fumes, vibration, dust) - possible malodour from Laundry Farm. Minor to moderate risk.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site has former potentially contaminative uses. A contamination assessment is required
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation

BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation The hedgerows to the east of the M11 are designated as a County Wildlife Site.
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 The site noted that otters, Biodiversity features - A phase 1 habitat survey (2004) of part of water voles, badgers, foxes, deer, and a variety of birds use the site. It is also suitable for bats and reptiles. The Barton Road frontage contains a number of broad-leaved trees, and the remnants of an orchard. There are also a number of hedgerows, including the one that follows the District boundary and broadens into a tree belt. There are a number of wet ditches present, including the Bin Brook which runs along the Barton Road frontage, noted to be of high value due to the presence of water voles. The phase 1 study recommends retention of the semi-improved grassland and orchards, and to retain and enhance ditch habitat. If the site were allocated for development an updated survey would be required. With careful design it should be possible to mitigate any impact on the natural environment.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are two groups of protected trees near the M11 slip road in the western part of the site, and a group along the southern boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to		GREEN = Development could deliver significant new green infrastructure Promoters indicative masterplan indicates 72ha of public open space and new habitat.

	green infrastructure?		
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The landscape is strongly rural despite being on the urban edge and adjacent to the M11. Development would have a negative impact. The existing high quality, rural, soft green edge would be negatively impacted if development occurred on the site. Development of this site would have a severe negative impact on the purposes of Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The setting of the City would be negatively impacted by development by compromising the openness of the area, interrupting views of the historic city, have a negative impact on setting and changing the urban edge. There are open views of the site from the west and south. Existing clear views to historic and collegiate core of the City would be severely, negatively impacted if development occurred on the site. Development of this site would have a severe negative impact on the purposes of Green Belt.
Green Belt	What effect would the development of this site have on Green Belt purposes?		DARK RED: Very high and high impacts on Greenbelt purposes (very significant negative impact) Development of this site would have a severe negative impact on the purposes of Green Belt. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that this sector (Sector 3) plays a key role in the setting of the west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city and prevents the sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11.

			This is in sharp contrast to the relationship of the city edge with the A14 to the north of Cambridge. Views towards Cambridge from the west are some of the most distinctive and characteristic available, with the rural landscape of the sector forming the foreground in those views. Sub area 3.2 exhibits less of these features due to its higher degree of visual screening. However, it remains important to the character of the approach to Cambridge along Barton Road. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub areas 3.1 or 3.2 would remove the characteristic setting to the city, diminish both in reality and in perception, the presence of countryside close to the distinctive core of Cambridge and obstruct key views. Within sub area 3.2, development would also alter the characteristic approach into Cambridge along Barton Road. Within sub area 3.3, development would impact on the relationship with the distinctive townscape within the West Cambridge Conservation Area and would remove the closest area of countryside to the historic core. No Green Belt release should be contemplated in this sector.
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 Site does not contain or adjoin listed buildings, and there is no impact to the setting of such buildings. The eastern end of Barton Road, lies within the West Cambridge Conservation area. The site is located on the route of a Roman road running south west from Cambridge. Previous fieldwork in the area has confirmed the survival of significant remains of late prehistoric date. Further information would be necessary in advance of any planning application for this site. Results of pre-determination evaluation to be submitted with any planning application to inform a planning decision.
CLIMATE CHANGE			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Fairly significant surface water flooding along watercourse corridor and towards Barton Road. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required. Could provide a positive flood risk benefit for Bin Brook if undertaken in right way. Promoters indicative masterplan proposes to only place water compatible uses in areas identified in Flood Zones 2 & 3 on Barton Road frontage.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 Local centre proposed on-site.
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 Site is over 800m from nearest GP service and would merit a Red. It is however large enough to justify it being required to provide its own health facility and so scores Amber
Key Local Facilities	Will it improve quality and range of key local		GREEN = New local facilities or improved existing facilities are proposed of significant benefit

	services and facilities including health, education and leisure (shops, post offices, pubs etc?)		
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
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 - 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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GREEN = 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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Utility services (e.g. pylons) – power lines run across the south western corner of the land north of Barton Road.

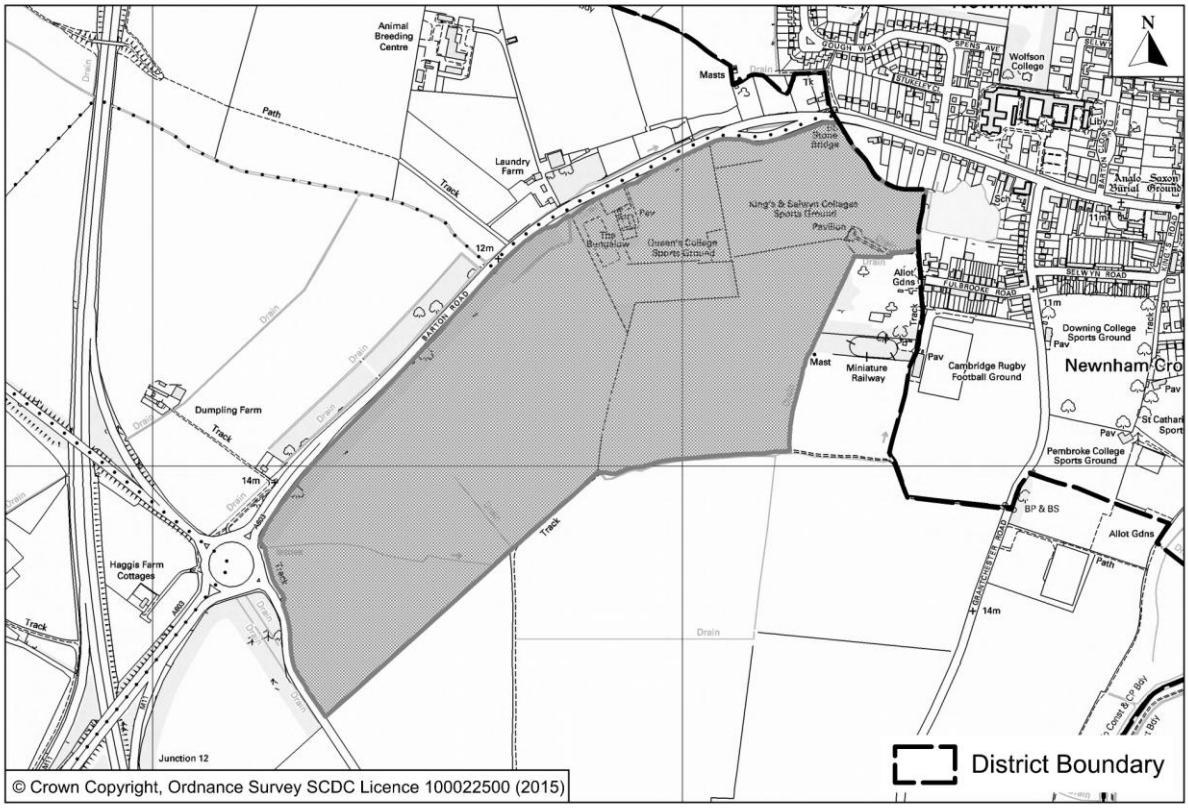
	infrastructure and broadband?		Electricity - Not supportable from existing network. Significant reinforcement and new network required. Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas - Medium Pressure reinforcement would be required to support the full load. Mains sewerage - This proposed site straddles three WWTW catchments; Haslingfield WWTW and Coton WWTW - a revised consent for these WWTW will be required prior to being able to accommodate the full proposal. They can currently accommodate approximately 1,000 and 50 properties respectively. Cambridge WWTW - significant infrastructure upgrades will be required to the network to accommodate this proposal. An assessment will be required to determine the full impact of this site.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated UPDATE: The development of the sites north and south of Barton Road for a combined 2,500 dwellings could generate a need for 313 early years places and a maximum of 875 (4FE) primary school places and 625 (4FE) secondary places. On this site north of Barton Road, the County Council would therefore expect appropriate on-site early years and primary education provision to be made. On-site Secondary provision may be

			required, but this would need to be addressed in terms of the total number of new dwellings proposed in the area. If in combination with the site to the south of Barton road there would be a requirement for 4 FE which could be provided in the form of a new school.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume onsite provision.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Barton Road currently does not benefit from HQPT. More frequent services nearby services on the Madingley Road corridor. Improved services would be secured form this scale of development, but unlikely to meet HQPT. UPDATE: score changed from Red to Amber
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 = 22
Distance: bus stop / rail station			GG = Within 400m (6) Newnham, Gough Way A strategic development in this location would require new bus routes through the site, providing closer access to bus stops. Promoter proposes a bus route through the site. A development of this scale would result in new bus stops being provided. (Currently nearest stop Newnham, Gough Way)

			UPDATE: Score change from Amber to Dark Green
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			20 minutes or less (6) 6 minutes (Newnham, Gough Way – Cambridge, Drummer Street)
Distance for cycling to City Centre			Up to 5km (6) 2.1km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. UPDATE: Access onto Barton Road A603 is feasible though the Highway Authority haven't offered a view on their preferred location. The Highway Authority would either seek a contribution via a Section 106 Agreement or require the developer to construct an orbital cycleway of Cambridge link through from West Cambridge. The impact on the M11 junctions 12 and 13 along with the local network would need to be modelled. Any development would need to consider how it would interlink with the Cambridge North West development and the infrastructure that will be implemented. A full Transport Assessment and Residential Travel Plan would be required. This is a main Cambridge radial route for cyclists so any development would need to ensure that cyclists are fully taken into account. S106 contributions and mitigation measures will be required where appropriate. From the LHA point of view, the key capacity concerns would be in relation to the impact at the junctions of Newnham Road with Fen Causeway, the Trumpington Road mini roundabouts and the junction of Silver Street with Queens Road. Any TA would need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on

			the surrounding transport networks. This site is of a scale that would trigger the need for a Transport Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. These sites are likely to be closely related to the M11 at Junctions 12 & 13, but are also very well related to the City Centre. As such they would warrant a robust transport assessment before the Highways Agency could come to a definitive view.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Large development with potential for significant improvement to public transport, walking or cycling facilities. Public transport improvements would be needed to provide a high-quality services, as there is currently limited services to this area. Improved cycling provision would be required on Barton Road, and off road links to Newhham, west Cambridge and the Coton path.

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 1)**
Site reference number(s): CCSC1002	
Consultation Reference numbers: N/A	
Site name/address: Land south of Barton Road (Developer Proposal)	
Map:	



Site description: The site lies to the south of Barton Road on the western edge of Cambridge. The site is surrounded by agricultural land. The site, in the main, comprises a series of large exposed agricultural fields. Most of the fields are surrounded by low level hedgerow and occasional hedgerow trees, giving an open appearance. particularly from the M11, Coton Road and surrounding land further to the west, although the Barton Road frontage is well screened with tall hedgerow.

Current use(s): Agricultural.

Proposed use(s): Residential development.

NOTE: Promoter seeks safeguarding of land for development beyond the plan period.

Site size (ha): South Cambridgeshire: 58.45 ha. Cambridge: 0

Potential residential capacity: 1,000 dwellings

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land. Majority of site on Grade 3 land with a small amount of urban land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within the broad location and catchment area for Cambridge South. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts Air quality issues – Leas than 1000m from the M11. There is a potential for significant increases in traffic emissions and static emissions that could affect local air quality, especially within Cambridge City. Extensive and detailed air quality assessments, in line with local policy and in liaison with Cambridge City Council, will be required to assess the impact of such a development at pre-application stage.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 Site less than 1,000 metres from M11. An air quality assessment is essential
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring		AMBER = Adverse impacts capable of adequate mitigation Noise impacts - The west of the site bounds the M11 including M11 junction 12 / Barton Road roundabout and Barton Road intersects the site. There are high levels of ambient / diffuse traffic noise and other noise sources include Laundry Farm and the Animal Breeding Centre. Noise likely to

	uses)?		influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Site similar to North West Cambridge and at least half the site nearest M11 and to lesser distance from Barton Road either side is likely to be NEC C (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance noise guidance to determine the suitability of the site for residential use. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability. There is potential to provide appropriate separation and mitigation form the motorway on this large site.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site has former potentially contaminative uses, and adjoins an area of filled land. A contamination assessment is required
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	interest, and geodiversity? (Including International and locally designated sites)		Site is adjacent to Barton Road pool County Wildlife Site, designated because it is a Grade C site in the JNCC Invertebrate Site Register supporting the nationally Notable B Musk Beetle (Aromia moschata)
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 The site noted that otters, Biodiversity features - A phase 1 habitat survey (2004) of part of water voles, badgers, foxes, deer, and a variety of birds use the site. It is also suitable for bats and reptiles. The Barton Road frontage contains a number of broad-leaved trees, and the remnants of an orchard. There are also a number of hedgerows, including the one that follows the District boundary and broadens into a tree belt. There are a number of wet ditches present, including the Bin Brook which runs along the Barton Road frontage, noted to be of high value due to the presence of water voles. The phase 1 study recommends retention of the semi-improved grassland and orchards, and to retain and enhance ditch habitat. If the site were allocated for development an updated survey would be required. With careful design it should be possible to mitigate any impact on the natural environment.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are protected trees along the southern boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Site could deliver significant green infrastructure, but scale is uncertain.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The landscape is strongly rural despite

	character?		being on the urban edge and adjacent to the M11. Development would have a negative impact. The existing high quality, rural, soft green edge would be negatively impacted if development occurred on the site. Development of this site would have a severe negative impact on the purposes of Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The setting of the City would be negatively impacted by development by compromising the openness of the area, interrupting views of the historic city, have a negative impact on setting and changing the urban edge. There are open views of the site from the west and south. Existing clear views to historic and collegiate core of the City would be severely, negatively impacted if development occurred on the site. Development of this site would have a severe negative impact on the purposes of Green Belt.
Green Belt	What effect would the development of this site have on Green Belt purposes?		DARK RED: Very high and high impacts on Greenbelt purposes (very significant negative impact) Development of this site would have a severe negative impact on the purposes of Green Belt. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that this sector (Sector 4) plays a key role in the setting of the west and south west of Cambridge, ensuring that the city remains compact and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the centre of the city and prevents the sprawl of built development towards the M11, retaining the distinctive separation between the edge of the city and the M11 in contrast to the relationship with the A14 to the north of Cambridge. It also retains the key separation between Cambridge and Grantchester, as a necklace village. Views towards Cambridge from the west are some of the most distinctive and characteristic available. Sub area 4.3 exhibits less of

			these features due to the presence of a concentration of sports facilities and enclosure by strong vegetation. The river corridor forms one of the key green corridors into the heart of the city and is an important route into Cambridge for pedestrians, cyclists and river users. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any proposed development would severely compromise the separation between Cambridge and Grantchester. Development within sub area 1 would alter the characteristic approach into Cambridge along the River Cam and would disrupt the special qualities of one of the most important green corridors into the city. Within sub area 4.2, development would remove the characteristic rural setting to the city and obstruct key views, as well as potentially altering the characteristic approach into Cambridge along Barton Road. Sub area 4.3, although less rural in character, is an important area of green, open land extending close to the distinctive core of Cambridge; development in this sub area would potentially alter the Barton Road approach to the city and would have the potential to detract from the character and qualities of the Cam corridor in sub area 4.1. No Green Belt release should be contemplated in this sector.
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 Site does not contain or adjoin listed buildings, and there is no impact to the setting of such buildings. The land south of Barton Road lies approximately 120m to the south west of the West Cambridge Conservation Area. The site is located on the route of a Roman road running south west from Cambridge. Previous fieldwork in the area has confirmed the survival of significant remains of late prehistoric date. Further information would be necessary in advance of any planning application for this site. Results of pre-determination evaluation to be submitted with any planning application

			to inform a planning decision
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Located in Flood Zone 1. However, fairly significant surface water flooding along watercourse corridor and towards Barton Road. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required. Could provide a positive flood risk benefit for Bin Brook if undertaken in right way.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 Assumed provision of local centre on site (Newnham around 1600m)
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 Site is over 800m from nearest GP service and would merit a Red. It is however large enough to justify it being required to provide its own health facility and so scores Amber
Key Local Facilities	Will it improve quality and range of key local		GREEN = New local facilities or improved existing facilities are proposed of significant benefit

	services and facilities including health, education and leisure (shops, post offices, pubs etc?)		
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
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 - 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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GREEN = 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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Utility services (e.g. pylons) – power lines run across the south western corner of the land north of Barton Road.

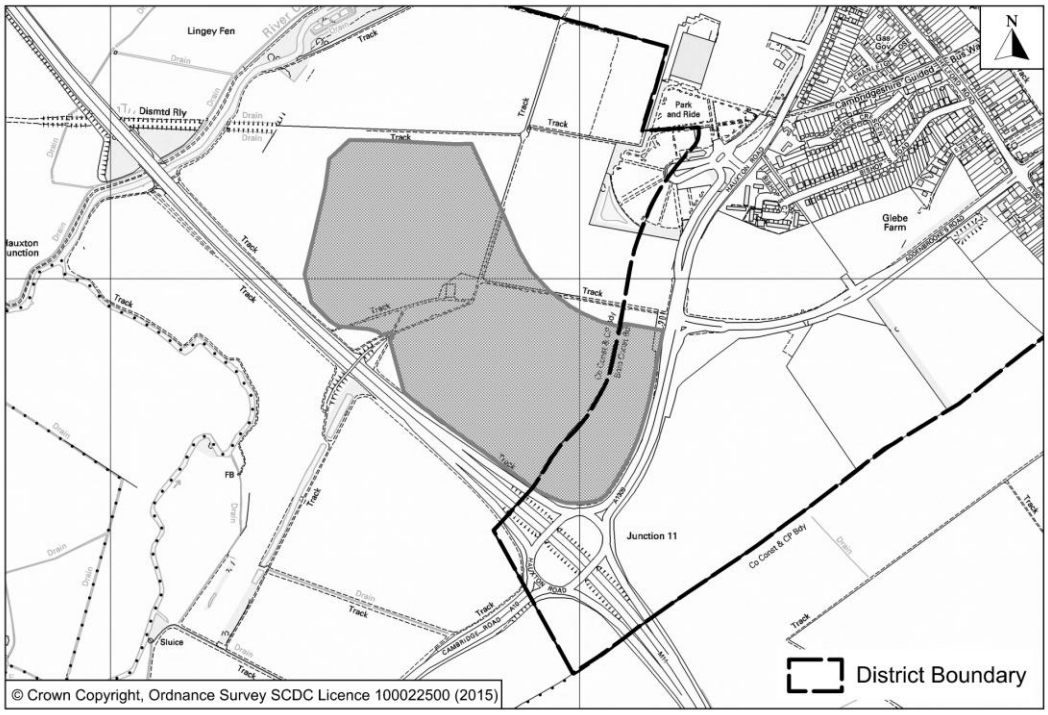
	infrastructure and broadband?		Electricity - Not supportable from existing network. Significant reinforcement and new network required. Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas - Medium Pressure reinforcement would be required to support the full load. Mains sewerage - This proposed site straddles three WWTW catchments; Haslingfield WWTW and Coton WWTW - a revised consent for these WWTW will be required prior to being able to accommodate the full proposal. They can currently accommodate approximately 1,000 and 50 properties respectively. Cambridge WWTW - significant infrastructure upgrades will be required to the network to accommodate this proposal. An assessment will be required to determine the full impact of this site.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated UPDATE: On this site south of Barton Road, the County Council would therefore expect appropriate on-site early years and primary education provision to be made On-site Secondary provision may be required, but this would need to be addressed in terms of the total number of new dwellings proposed in the area. If in combination with the site to the north of Barton road there would be a requirement for 4 FE which could be provided in the form of a new school.
Distance:	How far is the		G = <400m

Primary School	nearest primary school?		Assume onsite provision.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Existing part along Barton Road. Potential for improvement.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Barton Road currently does not benefit from HQPT. With appropriate mitigation secured from the 1000 home development, a high quality 20min frequency service could be achievable. UPDATE: Score changed form RED to AMBER
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 = 22 UPDATE: Score changed from Amber to Dark Green to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) Newnham, Gough Way A strategic development in this location would require new bus routes through the site, providing closer access to bus stops. (Currently nearest stop Newnham, Gough Way) UPDATE: Score changed from Amber to Dark Green.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			20 minutes or less (6) 6 minutes (Newnham, Gough Way – Cambridge, Drummer Street)
Distance for cycling to City Centre			Up to 5km (6) 2.1km ACF

Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. UPDATE: Access onto Barton Road A603 is feasible though the Highway Authority haven't offered a view on their preferred location. The Highway Authority would either seek a contribution via a Section 106 Agreement or require the developer to construct an orbital cycleway of Cambridge link through from West Cambridge. The impact on the M11 junctions 12 and 13 along with the local network would need to be modelled. Any development would need to consider how it would interlink with the Cambridge North West development and the infrastructure that will be implemented. A full Transport Assessment and Residential Travel Plan would be required. This is a main Cambridge radial route for cyclists so any development would need to ensure that cyclists are fully taken into account. S106 contributions and mitigation measures will be required where appropriate. From the LHA point of view, the key capacity concerns would be in relation to the impact at the junctions of Newnham Road with Fen Causeway, the Trumpington Road mini roundabouts and the junction of Silver Street with Queens Road. Any TA would need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks. This site is of a scale that would trigger the need for a Transport Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. These sites are likely to be closely related to the M11 at Junctions 12 & 13, but are also very well related to the City Centre. As such they would warrant a robust transport assessment before the Highways Agency could come to a definitive view.
Non-Car	Will it make the		GREEN = Significant improvements to

Facilities	transport network safer for public transport, walking or cycling facilities?		public transport, cycling, walking facilities Large development with potential for significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Broad Location 4 Hauxton Road**
Site reference number(s): CCSC1003	
Consultation Reference numbers: N/A	
Site name/address: Land west of Hauxton Road, Trumpington (Developer Proposal)	
Map:	



Site description: The site lies to the south of Trumpington and consists of a large area of open countryside immediately northeast of Junction 11 of the M11. The adjoins the A1309 Hauxton Road to the east and the M11 to the south. The north western and northern boundaries are undefined on site but will abut the planned boundaries of a larger approved urban extension comprising 1,200 dwellings and its accompanying Country Park.

The site is generally flat but gently slopes down towards the M11 and the north-western corner where it drains into the river Cam. The site has no distinguishing features save for the remains of "Shepherds Cottage" towards the middle of the site.

Current use(s): Arable agriculture

Proposed use(s): A further urban extension of the consented Trumpington Meadows residential community, for approximately 500 dwellings and associated landscape and drainage proposals, play spaces, community allotments, new woodland, additional meadow land, infrastructure, access, and parking. Promoters proposal indicates that approximately 15 hectares of land west of Hauxton Road should be released from the Green Belt to accommodate residential development and built sports facilities. Land between the new Green Belt boundary and the M11 will provide for outdoor sport and ancillary features. Includes a sports hub building, cyclopark, hockey pitches, 3G artificial pitches, grass pitches for Cambridge Utd training. Sports hub building includes indoor artificial grass pitch, changing facilities, gym and fitness suite, and a café/restaurant. Provision for Cambridge United Youth and Community Trust. Linked to Community Stadium proposal at the Abbey Stadium.
Site size (ha): South Cambridgeshire: 27.56 ha. Cambridge: 4.65 ha.
Potential residential capacity: Up to 500 dwellings

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?		RED = Significant loss (20 ha or more) of grades 1 and 2 land All of site is grade 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF. This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation 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. Site adjoins the M11 and A1309 which already experience poor air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to 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 There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and at least half the site nearest M11 and to a lesser distance from Hauxton Road, is likely to be NEC C (empty site) for night: PPG24 advice is "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing M11 / , acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and of practical / technical feasibility and financial viability. Residents of the site may experience impacts from road lighting and headlights.
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) Land contamination found at former

			Monsanto site, site may require further investigation.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Not within SPZ1
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 Greatest impact would be upon farmland species for which this parcel of land has been specifically set-a-side to mitigate the adjacent residential development of Trumpington Meadows. Farmland species including large flocks of golden plover, common toad, brown hares and skylark would be lost. Opportunity for habitat linkage/enhancement/restoration by attenuation measures.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development would extend the urban edge

	character?		down the slope to meet the M11 corridor and effectively lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge. The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape. There would be a significant adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City. Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south. There would be a significant adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
Green Belt	What effect would the development of this site have on Green Belt purposes?		DARK RED: Very high and high impacts on Greenbelt purposes (very significant negative impact) The development site is open and highly visible from areas to the west, south and southeast. There would be a significant adverse impact on the purposes of Green Belt in terms of openness and setting of the City. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that this sector (Sector 7.1) plays a key role in the setting of the south west of Cambridge, ensuring that the

			expansion of the city does not continue unchecked and that the historic core remains large in comparison to the size of the city. It retains open countryside close to the expanding edge of the city and prevents the sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11. As the hedgerow and woodland planting establishes, the rural character of this part of the sector will strengthen. The sector is also important to the character of the approach to Cambridge along Hauxton Road and the visibility of the distinctive gateway to the city that is being created at Glebe Farm / Trumpington Meadows. It is unlikely that any development within this sector could be accommodated without substantial harm to the Green Belt purposes. Development within the sector would remove or reduce the distinctive separation between the edge of the city and the M11 and would affect the well designed and distinctive gateway to the city that is being created at Glebe Farm/Trumpington Meadows. It would also encroach on the green corridor along the River Cam. No Green Belt release should be contemplated in this sector.
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 The northern boundary lies close to a Romano-British settlement scheduled monument. Impacts are considered to be capable of mitigation. Non-statutory archaeological site - Excavations in advance of development to the north have identified extensive evidence for Neolithic, Iron Age, Roman and Saxon activity.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site subject to minor surface water flood risk but capable of mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		DARK GREEN = Development would create

	quantity and quality of publically accessible open space?		the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Developer proposal includes indicates a sports hub building on the 15 ha built site, cyclopark, hockey pitches, 3G artificial pitches, grass pitches for Cambridge Utd training. Sports hub building includes indoor artificial grass pitch, changing facilities, gym and fitness suite, and a café/restaurant. Provision for Cambridge United Youth and Community Trust.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 Site adjoins Trumpington Meadows, which includes a new Local Centre.
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 1.40km ACF - Trumpington
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit
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

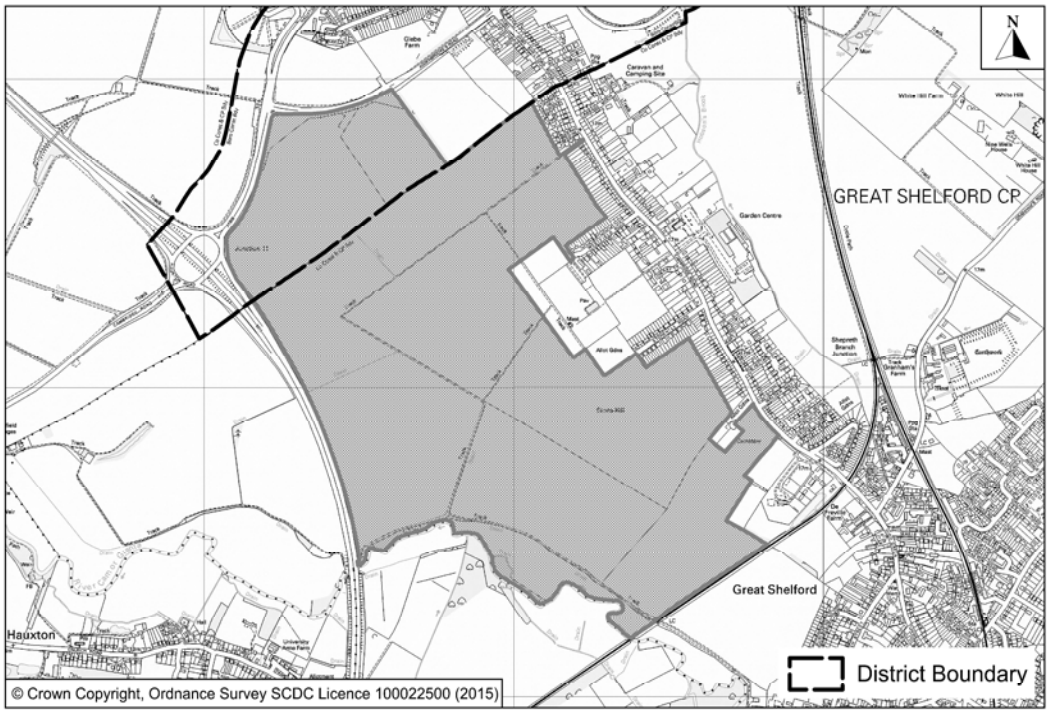
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. Site would integrate with new community to be developed at Trumpington Meadows.
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 - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.99km ACF – nearest employment 2000+ employees
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utility infrastructure is likely to be required as follows. Electricity - Not supportable from existing network. Significant reinforcement and new network required. Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is

			insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas - Significant reinforcement would be required to support the development. Mains sewerage - There is sufficient capacity at the Cambridge WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Provisional assessment. The consented development to the north includes a 420 place, 2 forms of entry Primary School sufficient to serve that development, located to the west of the Park & Ride site and incorporating open space for play and sports use. After allowing for surplus school places, the development of a site of this size would be likely to have to make provision on site for new primary school education, and possibly in combination with other sites, for secondary school education. The new primary school on the consented site is being built on a tight site with limited capacity for expansion. The proposed additional housing is not great enough by itself to justify an additional new primary school. It is unclear whether the existing primary school could be expanded into a 3 form of entry school sufficient to provide primary education to children from this site, but this is considered to be unlikely without the redesign of part of the consented site to provide for a bigger school site.
Distance: Primary	How far is the nearest primary		G = <400m

School	school?		Measured to the new primary school at Trumpington Meadows.
Distance: Secondary School	How far is the nearest secondary school?		Amber: 1.40km ACF – Parkside Federation Proposed School at Clay Farm.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. The route to Trumpington is poor, but assumed appropriate links could be made to the guided busway path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Beyond 400m of P&R site and does not benefit from all aspects of a HQPT service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 22
Distance: bus stop / rail station			G = Within 600m (4) 532m ACF to Trumpington Park and Ride from the centre of the site.
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 18 minute journey time. (Trumpington Park and Ride – Cambridge, nr St. Andrew's Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 3.85km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. UPDATE The promoter has commented that the development would be accessed

			and serviced off the primary street through Trumpington Meadows, and that the northern and southern junctions onto Hauxton Road can, if necessary, be modified to provide sufficient capacity to accommodate the additional dwellings. County Highways have commented that access onto Hauxton Road would not be permitted. Any application would need to demonstrate that the northern and southern junctions can, after necessary modification accommodate additional traffic. A full transport assessment would be required to accompany any application including a residential travel plan, junction modelling of the area to assess network capacity and appropriate mitigation, including impact on public transport journey times and capacity. Significant congestion already occurs in this quadrant of Cambridge which is likely to be exacerbated by the full build out of the planned and approved southern fringe residential and CBC developments. As such, while significant infrastructure has already been introduced in this quadrant (AAR, M11 junction improvement works, CGB, CGB cycle track), any TA will need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks. The Highways Agency advice is that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment).
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts Provided either the link along Hauxton Rd is widened or there is an alternative link to Trumpington Meadows. It should also link to the Hauxton / Harston route. The ongoing route to Trumpington remains poor.

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 5)**
Site reference number(s): CCSC1004	
Consultation Reference numbers: N/A	
Site name/address: Land to the south of Addenbrooke's Road, Cambridge (Developer Proposal)	
Map:	



Site description: The site comprises a number of large agricultural fields, situated to the south of the Addenbrooke's Road, east of the M11, north and west of Great Shelford, and north of the River Cam and the Cambridge – London Kings Cross railway line. Situated within flat, open landscape, it is mostly low-lying arable land with a number of hedges within the site. There are long views between the edge of Cambridge and the surrounding necklace villages to the south. The boundaries to residential properties to the east are well vegetated and the River Cam occupies a shallow, well treed valley bounded by pasture land. The northern and western boundaries are much more open, comprising sparse shrubs and few scattered shrubs and trees.
Current use(s): Agricultural.
Proposed use(s): The promoters propose an employment-led mixed-use development comprising a 85,000 sqm Science Park and 1,250 homes, incorporating new local centre, primary school and open space. An area of Green Belt to be retained to the south to prevent coalescence between the urban edge of Cambridge and the main part of Great Shelford. New open space and habitat creation, including access to the river. Enhancements to the River Rhee Wildlife Corridor.
Site size (ha): South Cambridgeshire: 145 ha. Cambridge: 45 ha.
Potential residential capacity: 1,250 dwellings

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?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Classification Grade 1, 2, 3a) – Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF. This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation 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. Despite this proposal not being adjacent to an Air Quality Management Area, it is potentially of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 The submitted site is adjacent to the M11. Given the size of the site however parts of it are beyond 1,000m from the M11. If built

			development were to be restricted to parts of the site the assessment could change to A Amber (within 1,000m of the M11), or G Green (beyond 1,000m of the 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 There are high levels of ambient / diffuse traffic noise and other noise sources including a railway line and a rugby / social club. Noise is likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and part of the site nearest M11 and to a lesser distance from Addenbrooke's Road is likely to be NEC C (empty site) for night: PPG24 advice is "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on the façade facing M11 / other significant noise sources, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of noise from the rugby club / social club and of any noise attenuation / mitigation measures such as noise barriers / berms and of practical / technical feasibility and financial viability. Residents of parts of the site may experience impacts from road lighting and headlights. Existing rugby club floodlighting would need careful design but can be conditioned.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination There are no known former industrial activities on or in close proximity to the site.
Water	Will it protect and		GREEN = No impact / Capable of full

	where possible enhance the quality of the water environment?		mitigation Not within SPZ1
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 River Cam on the southern boundary of the site is a County Wildlife site but local area would be retained as greenspace. Tree Preservation Orders – groups of protected trees within the site close to the edge of Great Shelford opposite Bridge Close in the south east corner. Several TPOs on the edge of the site within the village framework of Great Shelford, including several trees on the northwest side of the driveway to 11 Cambridge Road.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links The promoter of site submitted Phase 1 Habitat and Ecological Scoping Survey (2009) for the wider site found that there are some significant ecological features, such as the River Cam and water meadows, which should be recognised in the future design of the development, but did not consider there to be any unusual features that subject to suitable mitigation measures would preclude development. It recorded 25 species of birds (10 on conservation lists) and a badger sett on site. Great Crested Newts were recorded outside the site but no reptiles, otters, water voles or brown hares were recorded. Further survey work is recommended, including for bats and hedgehogs.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Tree Preservation Orders – groups of protected trees within the site close to the edge of Great Shelford opposite Bridge Close in the south east corner. Several TPOs on the edge of the site within the village framework of Great Shelford,

			including several trees on the northwest side of the driveway to 11 Cambridge Road.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure The developers proposal includes a substantial area of parkland alongside the River Cam.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development would extend the urban edge down the slope to meet, or close to, the M11 corridor. The soft green edge could not be mitigated or replaced adequately to mitigate the M11 boundary. The landscape is strongly rural. The newly defined urban edge of Addenbrooke's Road, Trumpington Meadows and the landscape buffer area between it and the M11 should be preserved. A large development could not be adequately mitigated in such a highly visible location. The development site is open and highly visible from areas to the west, south and southwest. There would be adverse impact on the purposes of Green Belt in terms of openness, coalescence and setting of the City.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Distant from the city centre, the site would form a major southward extension to the city well beyond its current physical limits. It would thus negatively impact on the compact nature of the City. This extensive development on higher open ground abutting the M11 would be highly visible, particularly from the west and would significantly reduce the landscape buffer to the west of the city. The development would have a significant adverse impact on the setting of the City. This extensive development on higher open ground would be highly visible, particularly from the west where it forms part of the green foreground to the city. The development site is open and highly visible from areas to the west, south and southeast. There would be adverse impact

			on the purposes of Green Belt in terms of openness, coalescence and setting of the City.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes The development site is open and highly visible from areas to the west, south and southeast. There would be adverse impact on the purposes of Green Belt in terms of openness, coalescence and setting of the City. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that this sector (Sector 8.1) plays a key role in the setting of the south of Cambridge, ensuring that the expansion of the city does not continue unchecked and that the historic core remains large in comparison to the size of the city as a whole. It retains open countryside close to the expanding edge of the city and prevents the sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11 in contrast to the relationship with the A14 to the north of Cambridge. A distinctive gateway to the city is being created at Trumpington Meadows and Glebe Farm. Sub area 8.1 is also key in the separation between the edge of Cambridge and the necklace villages of Great Shelford, Hauxton and Little Shelford. It is unlikely that any development within the majority of this sector could be accommodated without substantial harm to the Green Belt purposes. Any form of development within sub area 8.1 would reduce the distinctive separation between the edge of the city and the M11 and would affect the well designed and distinctive gateway to the city that is being created at Glebe Farm / Trumpington Meadows. It would also significantly encroach on the separation between Cambridge and the necklace villages of Great Shelford, Hauxton and Little Shelford. No Green Belt release should be contemplated in sub area 8.1.
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)?		A Scheduled Monument of national importance (SAM58 Neolithic to Roman settlement) is located in the south west corner of the site adjoining the M11 and the River Cam. County Archaeologists would object to the development of this site. Two further Scheduled Monuments lie approximately 200m south of the site. The promoter proposes a buffer zone to protect the SAM and on a site of this size it should be possible to provide appropriate mitigation. The Grade I Listed Church of St Mary, Little Shelford lies approximately 540m to the south and Church of St Edmund, Hauxton approximately 950m south west. Grade II* Listed Church of All Saints and Rectory Farm House in Little Shelford and Little Shelford Manor, lie approximately 450-600m to the south. There are various Grade II Listed buildings within the Great and Little Shelford and Hauxton Conservation Areas. The promoter's conceptual development framework includes a substantial area of Green Belt and parkland in the southern part of the site. With careful design it should be possible to mitigate any impact on the wider historic environment. Great and Little Shelford Conservation Areas lie approximately150-200m to the south. Hauxton Conservation Area lies approximately 530m to the south west. The promoter's Archaeological Desktop Assessment indicates that there are ten sites and find-spots inside the site including a large part of SAM 58. A further 37 locations are recorded in the 500m Study Area including SAMs 57 and 73, as well as crop marks and a possible Saxon cemetery. Archaeology would not prevent development over the majority of the site but would prevent it on and in the vicinity of the SAM and could constrain it elsewhere.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The location lies entirely within Flood Risk

			Zone 1 (the lowest level of risk). Site subject to minor surface water flood risk but capable of mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Assumes minimum on-site provision to adopted plan standards is provided onsite. The developer's proposal includes a substantial area of parkland alongside the River Cam.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 1.62km ACF – Great Shelford. A site of this scale could be expected to provide its own District or Local centre.
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 1.57km ACF – Great Shelford A site of this scale could be expected to provide its own health centre / GP service.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). Site of sufficient scale to provide its own local services and facilities.
Community Facilities	Will it encourage and enable engagement in		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation

	community activities?		possible
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 - 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 The promoter proposes a 85,000 sqm Science Park.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GG = Development would significantly enhance employment opportunities The promoter proposes a 85,000 sqm Science Park.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utility infrastructure is likely to be required as follows. Electricity - Not supportable from existing network. Significant reinforcement and new network required. Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which

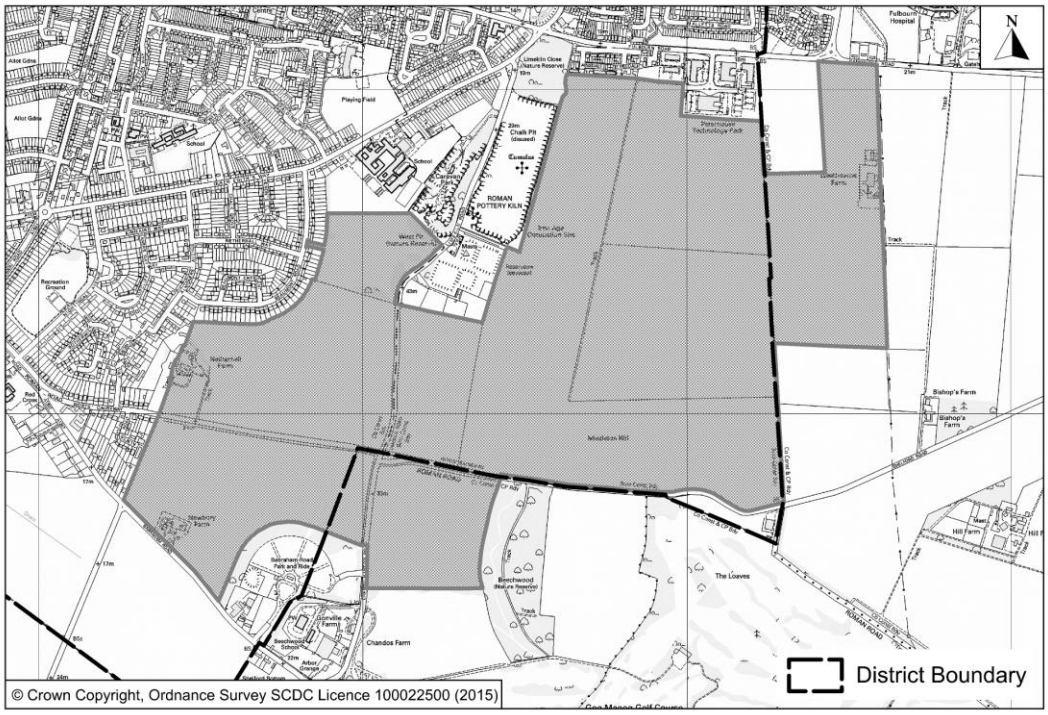
			there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas - Significant reinforcement would be required to support the full load, potentially a new High Pressure offtake. Mains sewerage - There is sufficient capacity at the Cambridge WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated UPDATE: Great and Little Shelford have one Primary School and Stapleford has one Primary School, both with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Great and Little Shelford and surplus of 8 primary places in Stapleford taking account of planned development, and a surplus of 74 secondary places at Sawston VC taking account of planned development across the village college catchment area. There are also new schools within the Cambridge Southern Fringe and Clay Farm developments. The development of this site for 1,250 dwellings could generate a need for 157

			early years places and a maximum of 437 primary school places and 313 secondary places. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. A site of this scale could be expected to provide its own primary school(s).
Distance: Primary School	How far is the nearest primary school?		G = <400m 1.39km ACF – Hauxton Primary School. A site of this scale could be expected to provide its own primary school(s). Provision assumed on site.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.57km ACF – Parkside Federation Proposed School Clay Farm
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Currently there are either narrow cycle lanes or a very narrow shared footway along Shelford Road. The site would currently score RED. Significant improvements to support walking and cycling would be required. To address the severance provided by Addenbrooke's Road and the A1309. A link to Shelford should be provided using the accommodation bridge over the railway. The precise geographic extent of this site is not known. If it is possible to link through the site direct onto Addenbrooke's Road (at its junction with Glebe Farm Drive) this would mean the site has adequate cycle links for onward travel towards the city centre and/or Cambridge Biomedical Campus. While it is agreed that the A1309 cycle lanes are not the same standard as the lanes currently being introduced on several radial routes into Cambridge, these could be upgraded as part of the s106 for the development, On balance AMBER is recommended for this category.

			(Updated from Red to Amber)
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Currently no HQPT to the site. Development of the full site would require internal bus route.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6) 675m to nearest bus stop. Score would improve if a bus service were to be provided through the site.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7). Potential for higher frequency serving the site. It is unlikely that a development of this size would be able to support a bus service with a frequency that is greater than every 20 minutes.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Potential improvement to journey time if linked to Guideway via Trumpington.
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m Potential for new railway station to serve Addenbrooke's and Biomedical Campus which would provide for at least an Amber score.
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. UPDATE: The M11, A1309 and the Addenbrooke's link road combine to provide significant severance for walking and cycling trips to off-site destinations, including the public transport and employment nodes at Trumpington Park

			and Ride and Addenbrooke's. These provide a significant barrier to making this site attractive in terms of sustainable transport. Transportation Assessment (TA) and Travel Plan (TP) required to look at trip impact on surrounding area including junction modelling to assess capacity issues. Highways Agency comment that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment). Proposer identifies Vehicular access from Hauxton Road midway between M11 roundabout and Addenbrooke's Access Road, and vehicular access from A1301 Cambridge Road / Shelford Road between /allotment gardens and Trinity Lane. Also proposes inbound traffic only from M11 roundabout into the site, however County Council do not consider this a suitable option. Significant congestion already occurs in this quadrant of Cambridge which is likely to be exacerbated by the full build out of the planned and approved southern fringe residential and CBC developments. As such, while significant infrastructure has already been introduced in this quadrant (AAR, M11 junction improvement works, CGB, CGB cycle track), any TA will need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities The links to Trumpington and the guideway are poor and it will be difficult to provide a formal crossing to the off-road path along Addenbrooke's Rd and to the crossing of Hauxton Road. A route linking directly to Shelford using the existing accommodation bridge over the railway should be pursued as part of development of the site. Promoter states that site would deliver high

			quality footpaths and cycleways, and public transport routes linking to Trumpington Park and Ride.

Site Information	
Development Sequence	**Broad Location No. 7 Land between Babraham Road and Fulbourn Road**
Site reference number(s): CCSC1005	
Consultation Reference numbers: N/A	
Site name/address: Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land east & west of Babraham P&R (developer proposal)	
Map:  	
Site description: Arable open fields and chalk grassland between Fulbourn Road and the Beechwoods, on Worts' Causeway, at western most slope of the Gog Magog Hills and including Netherhall and Newbury farms to west, and part of Netherhall School playing fields. The land slopes away on both sides from a ridge of higher land running southeast to northwest through the middle of the location. The southern part of the site wraps around the Babraham Park and Ride site and Babraham Road forms the south western boundary.	
Current use(s): Agricultural land, woodland and School playing fields and adjoining park & ride car park	
Proposed use(s): The promoters propose 3,000-4,000 homes south east of Cambridge and 10 ha employment land (identified in the submitted Local Plans). New community facilities and neighbourhood and local centres. A country park of 60ha, and a network of formal and informal open space.	
Site size (ha): South Cambridgeshire: 53.97 ha. Cambridge: 116.55 ha.	
Potential residential capacity: 3,000-4,000 dwellings	

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant areas of grade 2 agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). Part of this area falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts The development will have a significant adverse impact on air quality and the AQMA due to major transport impact. An air quality assessment is essential.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14 Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required.
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 The North of the site is close to Fulbourn Road and Limekiln Road runs along the western half of the site. Traffic noise will need assessment. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. No adverse effects for residential use from light pollution or odour.

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 this site is adjacent to an area of unknown filled land. This could be dealt with by condition.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation There is a large nature area immediately adjacent to the north-west boundary on Limekiln Hill which includes the East Pit and Limekiln Hill Sites of Special Scientific Interest (SSSI's). A large SSSI exists south of Worts Causeway within SCDC focusing on the Gog Magogs golf course. Area is adjacent to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
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 Species of particular note currently known on or adjacent to the site include a breeding Schedule 1 bird species, Barbastelle Bat, Glow Worm, Grape Hyacinth, Moon Carrot, White Helloborine, Grey Partridge, Corn Bunting, and Brown Hare. A large-scale habitat creation scheme could benefit these and other species. Full ecological surveys would be required in order to assess potential impacts. Appropriate development at base of slope may help realise Green Infrastructure vision.
TPO	Are there trees on		AMBER = Any adverse impact on protected

	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		trees capable of appropriate mitigation Group Tree Preservation Order (TPO) (07/2007) is just outside the site on the south-west boundary of the site. Predevelopment tree survey required.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure The Promoter's proposal includes 60ha. of Country Park, which in itself is a significant element f new green infrastructure. However, this must be balanced wit the fact that the whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The existing high quality soft green edge would be negatively impacted. The landscape is strongly rural despite being on the urban edge. Development would have a severe negative impact. Development of this site, except the small parcel to the east of Netherhall Farm, east of Alwyne Road and south of Fulbourn Road would have a severe negative impact on the purposes of Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The setting of the City would be severely negatively impacted by development by compromising the openness of the area, interrupting views over the city and have a negative impact on setting. There are open views of the site and the City from the west and south. Existing clear views to historic and collegiate core of the City would be severely negatively impacted if development occurred on the site. Development of this site, except the small parcel to the east of

			Netherhall Farm, east of Alwyne Road and south of Fulbourn Road would have a severe negative impact on the purposes of Green Belt.
Green Belt	What effect would the development of this site have on Green Belt purposes?		DARK RED: Very high and high impacts on Greenbelt purposes (very significant negative impact) Development of this site, except the small parcel to the east of Netherhall Farm, east of Alwyne Road and south of Fulbourn Road would have a severe negative impact on the purposes of Green Belt. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that these sector (Sectors 11, 12 and part of 13.1) play a key role in the setting of the south east of Cambridge, with the slopes of the distinctive Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. These sectors also prevent the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. Sector 13 plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation Area at Fulbourn Hospital. Any form of development extending onto the slopes of the Gog Magog Hills would substantially harm one of the key components of the setting of the city. No Green Belt release should be contemplated on the sloping or elevated landform in the eastern part of sub area 11.1 or 13.1, or the majority of Sector 12. The current urban edge is mixed and (with the exception of Peterhouse Technology Park on the edge of Cherry Hinton) particularly unvegetated and visually prominent. The setting of the city could be enhanced by appropriate planting to create a softer, greener urban edge. Limited development on the relatively flat ground in the western parts of sectors 11 (in both sub areas 11.1 and 11.2) and 13.1 and on the relatively flat ground in the north of sub area 12.1, could be undertaken without

			significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out below. These parameters would avoid significant harm as follows: • The new Green Belt boundary would be no further from the historic core than existing boundaries to the east at Cherry Hinton, and no further south than the existing boundary of the Peterhouse Technology Park. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city. • A well-vegetated, soft green edge to the city would enhance the existing city edge, potentially reducing the urban influences on the retained Green Belt, thus minimising or reducing the perception of encroachment into the countryside. • The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views and those of more localised importance. • The separation between Fulbourn and the existing edge of Cambridge would not be any further reduced. Parameters for Green Belt release: • Land released from Green Belt should be restricted to the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills. • Land along the western edge of sub area 11.2 could be released in conjunction with a release in sub area 10.1 to create a new urban gateway on Babraham Road. However, a substantial buffer should be retained as Green Belt between the new urban gateway and the

			Park & Ride site. The remainder of sub area 11.2 should remain as Green Belt to prevent additional urban sprawl, encroachment into the countryside and excessive loss of rural land at the foot of the Gog Magog Hills. • The boundary of any land released along the western edge of sub area 11.1 should correspond with the edge of any release in sub area 11.2, to create a clear urban gateway on Worts' Causeway. To the north east, it should extend no further than the existing eastern edge of development along Beaumont Road. • The boundary of any land released along the northern edge of sub area 12.1 should extend no further south than the existing southern edge of Peterhouse Technology Park. • The boundary of any land released in the north western corner of sub area 13.1 should extend no further than the existing southern edge of Peterhouse Technology Park and no further east than the Yarrow Road roundabout. • Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside. • The scale and grain should be similar to the existing development on this edge of Cambridge. Medium-low density housing or medium scale office buildings set well into the landscape (similar to Peterhouse Technology Park) are likely to be most appropriate.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or		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

	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Significant prehistoric sites known on the chalk south of Cherry Hinton Road: former site of 'War Ditches' Iron Age hill fort was partially excavated in early 20thC ahead of clunch extraction on Lime Kiln Road (Monuments in Cambridge - MCB5999). Evidence of a massacre at the site. Cropmarks of Bronze Age round barrow groups (burial mounds), now ploughed flat , are evident in several places in this allocation area (eg MCBs 3446, 6004, 13462 and those excavated in advance of Peterhouse Technology Park ECB357 (ECB – Events Cambridge). Field scatters of prehistoric stone implements throughout. Worsted Street Roman Road (part of Via Devana - Godmanchester to Colchester Road) traverses the site and likely to have roadside settlements along its route. A programme of archaeological works should be undertaken prior to the submission of any planning application. Abuts Fulbourn Hospital CA. Adverse effect to setting of Conservation Area due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk). However, significant site regarding surface water flooding in the wider area as runoff contributes to surface water flooding of the existing built environment. Could potential offer a solution and flood risk management benefit, but may impact on achievable densities as great level of green infrastructure required.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Approximately 6ha. of the site is public and private protected open space. Any future development would need to satisfactorily

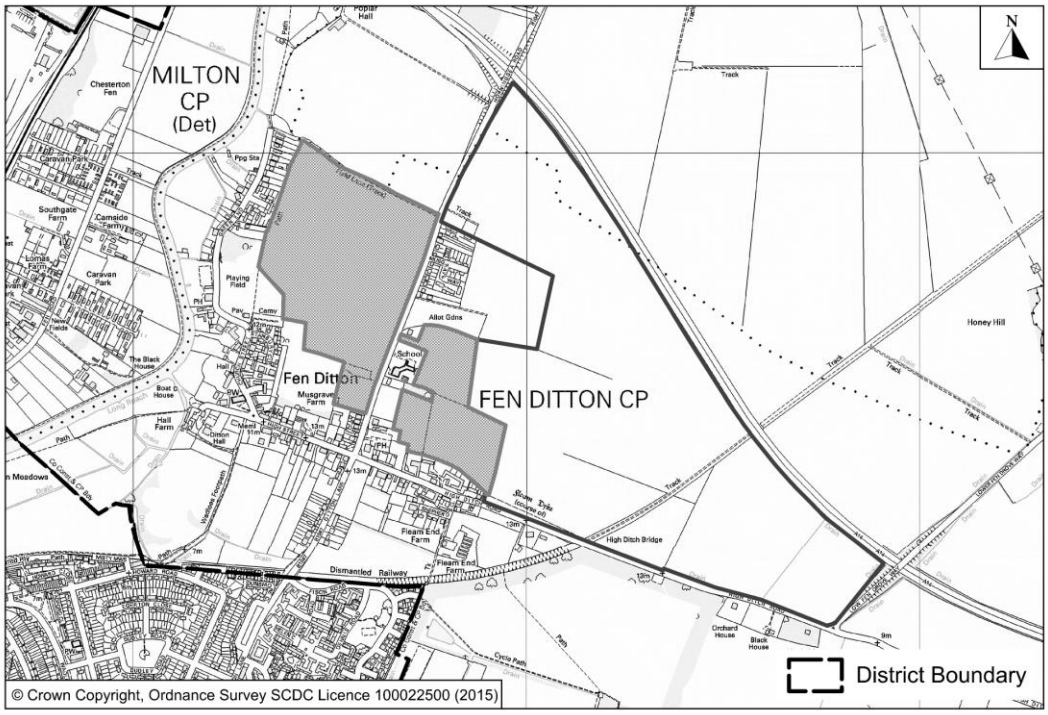
			incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner. Assuming area of Protected Open Space is removed from the site, no obvious constraints that prevent the remainder of site providing full on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 Onside provision of new local centre assumed.
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 Majority of site beyond 800m from nearest health centre or GP service. Given the scale of site provision on site is assumed.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit
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
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. Site should provide good opportunities by

			virtue of its size to link with existing communities, with good urban design, good connectivity and appropriate community provision to aid integration.
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?		GREEN = 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 - 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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated The development of up to 4,000 dwellings could generate a need for 500 early years places and a maximum of 1400 (7FE) primary school places and 1000 (7FE) secondary places. On this site the County Council would

			therefore expect appropriate on-site early years, primary, and secondary education provision to be made.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Amber if there is a cycle/pedestrian connection to Beaumont Rd and a crossing of Limekiln Road thus linking to the off-road paths on Queen Edith's Rd which could be widened. Significant improvements to support walking and cycling would be required.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service At present, and despite being close to the Babraham Road Park & Ride, only a small section of the northern part of the site off Fulbourn Road is less than 400m from the HQPT services provided by the Citi 1 and Citi 3 services. The entirety of the site does not meet the Local Plan (Policy 8/7) definition of high quality public transport. It would require delivery of an HQPT service which serves the site, which has potential given the scale of development proposed. Whilst parts of the site are close to the Citi 1 and 3 services and Park and Ride, the advice from Cambridgeshire County Council is that the site itself is likely to achieve a 20 minute service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6) New bus routes serving would be required

			to serve the site, providing improved access to bus services. The promoters masterplan envisages a spine route running through the site (this is addressed further in the access section) (currently over 1,000m to nearest bus stop)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 24 minutes – (Cambridge,Netherhall School – Cambridge, St. Andrews Street). Potential for journey time improvements.
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. UPDATE: A full Transport Assessment would be required for any development on this site and would need to model the impact on junction capacities on the local network. A Residential Travel plan would be also be required along with measures to link walking and cycling into the existing links. Any development would need to consider the existing bus gate on Worts Causeway, and at Peterhouse Technology Park. The development surrounds Cherry Hinton Road / Limekiln Hill Road and these existing adopted public highways may require improvement / alterations to accommodate the additional traffic movements. The hospital roundabout is an accident cluster site, which will need to be considered along with the impact on Granham's Road / Babraham Road junction. Promoters indicate a spine road through the site. This may need to play a strategic function, with wider implications for how the road network operates around the City and potentially a link across to Addenbrooke's Road.

			S106 contributions and mitigation measures will be required where appropriate. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. This site has the potential advantage of dispersed trip-making patterns in relation to the Strategic Road Network (SRN), and the site is likely to be well related to central Cambridge for much of its trip-making. Given the above it is likely that a substantial proportion could be delivered without any adverse impact upon the SRN. A robust assessment would be required to determine what this proportion might realistically be. This site has the potential advantage of dispersed trip-making patterns in relation to the Strategic Road Network (SRN), and the site is likely to be well related to central Cambridge for much of its trip-making. Given the above it is likely that a substantial proportion could be delivered without any adverse impact upon the SRN. A robust assessment would be required to determine what this proportion might realistically be. Significant congestion already occurs in this quadrant of Cambridge which is likely to be exacerbated by the full build out of the planned and approved CBC developments. While substantial sustainable improvements are identified for the A1307 and Cherry Hinton Road corridors through the City Deal Programme may provide some headroom, any TA will need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Significant improvements to walking and cycling opportunities would be required. Public transport would require links to Babraham Park and Ride, and provision / improvements to key destinations in the city. Highways authority would require cycling improvements though the site, improved provision on Hills Road and Cherry Hinton Road.

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 9)**
Site reference number(s): CCSC1006	
Consultation Reference numbers: N/A	
Site name/address: Land at Fen Ditton (Developer Proposal)	
Map: 	
Site description: The site is located on both sides of Horningsea Road, north of High Ditch Road and south of the A14, on the north eastern edge of Fen Ditton. Fleam Dyke and a former railway line lie in the south east of the site. The site comprises several large agricultural fields, divided by patchy low level hedgerows. Further open agricultural land surrounds the site to the north west, north, east and south east, and the site is very visible from higher ground, including from Horningsea Road from the north. Promoters proposal identifies housing parcels on land west of Horningsea Road, and part of the area adjoining Horningsea Road to the north west of the village, on approximately 25 hectares of land.	
Current use(s): Agricultural	
Proposed use(s): Residential led mixed-use development for between 400 and 500 homes on land to the north west and north east of Fen Ditton. Maintain Green Belt buffer between proposed development and the A14. Opportunities for Green Infrastructure. Promoter refers to potential location for a secondary school.	
Site size (ha): South Cambridgeshire: 74.99 ha. NOTE: The site is smaller than the totality of all of the 3 sites combined, as only part of Site SC160 is included.	
Potential residential capacity: 400 to 500 dwellings (proposed by promoter)	

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?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Majority of the site is Grade 2, the rest Grade 3.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation 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. Adjoins the A14. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. This information will be required prior to further comment.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to 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 Significant Road Transport noise. The east of the site bounds the A14 and there is a high level of ambient / diffuse traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Noise likely to influence the design / layout and number / density of residential premises. Residential could be acceptable with high level of mitigation: combination of

			appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing A14, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Noise berms / barriers?. The promoter proposes maintaining Green Belt buffer between proposed development and the A14, and identifies housing parcels several hundred metres form the A14, providing opportunities for mitigation. NOISE: Recreation & Commercial The West of the site will be immediately adjacent to Fen Ditton Primary School & Sports Grounds. Such a short distance separation between recreation and residential is unlikely to be in accordance with SCDCs Open Space SPD. Minor to moderate noise related issues from recreation uses. Potential noise nuisance from School e.g. plant & equipment and classroom uses which should be considered prior to allocation. Noise not quantified but could be mitiagted off site if an issue by s106 but requires full cooperation of school etc. Site should not be allocated until these issues have been considered and mitigation options feasibility etc considered. Noise: Generation Off-site Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
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 railway across site, requires assessment, can be conditioned
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation

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 Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure A site of this scale will have significant opportunities for the delivery of green infrastructure.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the		RED = Significant negative impact on landscape character, no satisfactory

	diversity and distinctiveness of landscape character?		mitigation measures possible. Development would introduce significant urban forms into the foreground setting and affect supporting landscape. Development would significantly affect Key views to Cambridge from the north and east. Large scale development on this site would represent a major eastwards extension and form a new skyline blocking views to Fen Ditton Village and Cambridge beyond and would introduce a very significant extension of urban form. It would change the setting and key views from the east and north.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant development of the site would be hugely out of scale with Fen Ditton village, would add significant urban areas to the north and east, it would create an urban gateway to the village, reduce the function of separation between Fen Ditton and Cambridge and block views to the village centre from the north and east. Limited development may be possible to some central and western areas of the site. Development would not physically link Fen Ditton with Cambridge but visually would significantly reduce the value of existing separation. The scale of potential development could overwhelm the village of Fen Ditton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		DARK RED: Very high and high impacts on Greenbelt purposes (very significant negative impact) Significant development of the site would urbanise approaches to Fen Ditton and Cambridge and form an urban skyline viewed from the north and east. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that these sector (Sectors 18.2 and 19.1) play a key role in the setting of the north east of Cambridge, and the approach to both Fen Ditton and Cambridge along the B1047 from the north. Sub area 18.2 provides separation between the village and the A14, as well as between the future allocated edge of Cambridge and

			the A14, retaining a rural setting to the city when viewed from the strategic route. Sector 18.2 also forms the rural setting of Fen Ditton to the east and is important in maintaining the small scale, slightly dispersed linear form of the village, which is an important component of its character. Sector 19 forms the rural setting of Fen Ditton to the north and west and is important in maintaining the small scale, slightly dispersed linear form of the village, which is an important component of its character. The river corridor forms a key green corridor into the heart of the city and is an important route into Cambridge for pedestrians, cyclists and river users. It is unlikely that any development within sectors 18 and 19 could be accommodated without harm to Green Belt purposes. Development within sub area 18.2 would affect the rural setting, form and character of the village. Development within sub area 19.1 would affect the characteristic setting to Fen Ditton and the rural approach towards Cambridge. No Green Belt release should be contemplated in these sectors.
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 The site will not impact on any Scheduled Ancient Monument or historic park or garden. There are several Grade II Listed buildings along High Ditch Road to the south, including numbers 6, 14, 15, 16, 17, 22, 23 and 25; the closest is approximately 30m to the south. The south western part of the site adjoins the Fen Ditton Conservation Area. The Fen Ditton Conservation Area Appraisal (2006) describes Fen Ditton as an essentially linear village which has resulted in a very narrow, serpentine form with an almost complete absence of backland development, the only exceptions being a few modern houses. The village has an unmistakably rural feel with its grass verges, large trees and its bucolic riverside setting. The high proportion of good quality

			buildings and spaces means that the streetscene and townscape is of exceptional quality even though the scale is modest. The agricultural character of the village is very important especially at the eastern end of the village, along High Ditch Road, where (converted) barns line the road and there are views of the fine groups of farm buildings. The linear nature of much of the village also means that views out into the open fields surrounding Fen Ditton can be seen from many parts of the village. Development would have a significant adverse impact on townscape and the landscape setting of the village. The LP2004 Inspector considered that the main built-up area of the village has been left behind once north of High Ditch Road. Development of this very large agricultural site will be very visible from the wider landscape and would be completely out of scale with the existing village. The site forms an important part of the setting of the Conservation Area, and several Grade II* and II Listed Buildings. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern. There is evidence for extensive prehistoric and Roman activity in the area, including a Roman settlement known from cropmarks to the north. The site is also located to the north of the route of the Fleam Dyke, an earthwork boundary of Saxon date. Further information would be necessary in advance of any planning application for this site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site subject to minor surface water flood risk but capable of mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 Around 500m to Fen Ditton village centre.
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 Over 1km to Barnwell Road 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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development on this scale could not be successfully integrated into Fen Ditton.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas

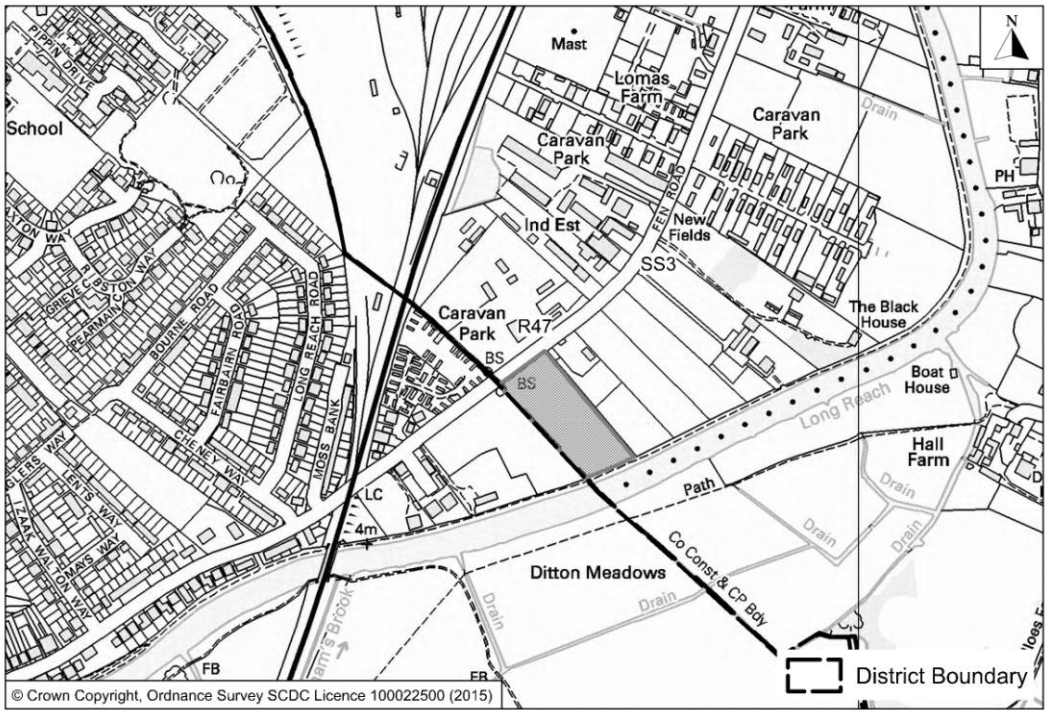
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		(LSOA) within Cambridge
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GREEN = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Electricity - Not supportable from existing network. Significant reinforcement and new network required. Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or new storage reservoir, tower or booster plus associated mains.

			Gas – Fen Ditton has mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Fen Ditton has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 10 primary places in Fen Ditton taking account of planned development in Fen Ditton. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. The site is adjacent to the village primary school and potential exists for development to add to school capacity either directly via provision of a new school or by provision of additional playing fields, or play space.
Distance: Primary School	How far is the nearest primary school?		G = <400m 0.40km ACF – Fen Ditton Community Primary School A development of this scale would be expected to provide an additional primary school or expanded local provision.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.54km ACF – Manor Community College km.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to		AMBER = Medium quality off-road path. There is no provision for cyclists at the

	the site?		southern end of Horningsea Road. While there is a short section of Horningsea Road just north of the junction with Fen Ditton High Street that does not have any off-road cycle path, this development could potentially link into Green End via Field Lane as an alternative means of providing access towards Cambridge (i.e. via Church Street / Fen Ditton High Street then onto the Wadloes Footpath and NCN route) As such recommend change to AMBER (Change form Red to Amber)
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Over 400m from 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.		DARK GREEN = Score 19-25
Distance: bus stop / rail station			G = Within 600m (4) 674m ACF to nearest bus stop (Citi 3 service). UPDATE: Depending on the layout of the site there is the possibility that Citi 3 buses could be extended up into the site. Recommend changing to Green. (Change from Amber to Green)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 20 minute journey time. (Cambridge, Fison Road – Cambridge, Emmanuel Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 3.22km ACF
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1.59km ACF – Science Park Station
Access	Will it provide safe access to the		AMBER = Insufficient capacity / access. Negative effects capable of appropriate

	highway network, where there is available capacity?		mitigation. UPDATE: A junction located on High Ditch / Horningsea Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The Highway Authority would like to highlight the close proximity of the primary school to this development. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge. Mindful of the substantial improvement in quality and capacity of sustainable transport networks that will be delivered by the City Deal Programme (Chisholm Trail, Ditton Meadows Cycle Bridge, Newmarket Road Corridor) it is considered that this could potentially off-set the additional vehicular impact on the LHA that would be generated by a site in this location, however any TA will need to carefully examine and clearly demonstrate how the site can be delivered without having an unacceptable impact on the surrounding transport networks.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts There is no provision for cyclists at the southern end of Horningsea Road. There may be some potential for improvements associated with the site.

Site Information	
Development Sequence	**Edge of Cambridge**
Site reference number(s): SCH/6	
Consultation Reference numbers:	
Site name/address: Chesterton Fen Road, Milton	
Map:	



Site description: Field off Fen Road adjoining River Cam. Hedges with occasional trees to boundaries.
Current use(s): Rough grazing
Proposed use(s): Residential boat moorings
Site size (ha): South Cambridgeshire: 0.95 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

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Site lies near to industrial premises on Fen Road with potential negative impacts, but these should be capable of mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, 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		AMBER = Development would have a negative impact on existing features or

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - site could impact on the landscape setting of Fen Ditton and its conservation area. However, Policy H/6 proposes to keep development to a minimum.
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) - site could impact on the setting of Fen Ditton and its conservation area. However, Policy H/6 proposes to keep development to a minimum.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes Site is within the Green Belt, but Policy H/6 proposes to keep development to a minimum.

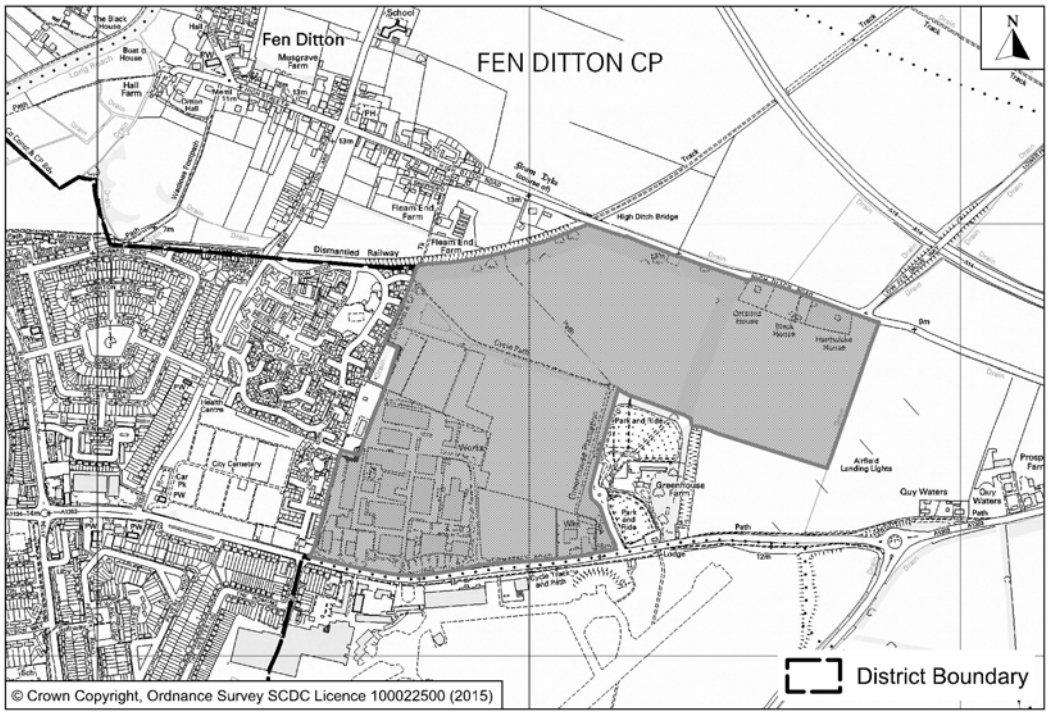
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Site could impact on the setting of Fen Ditton conservation area, which contains several listed buildings. However, Policy H/6 proposes to keep development to a minimum. There is known archaeology in the area, which will require assessment prior to development.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: 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 Fen Ditton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 745m ACF from centre of the site to Fen Ditton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 804m ACF to Fen Ditton High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 700m ACF from centre of site to Nuffield Road Medical Centre, Cambridge.
Key Local	Will it improve		AMBER = No impact on facilities (or

Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 1km ACF from centre of site to Cambridge 003B (Cambridge Northern Fringe East & Trinity Hall Industrial Estate)
Employment - Land	Would development result in the loss of employment land,		G = No loss of employment land / allocation is for employment development

	or deliver new employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places School capacity constraints but potential for improvement to meet needs
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 740m ACF from centre of site to Shirley School, Cambridge.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.1km ACF from centre of site to North Cambridge Academy, Cambridge. Site is within 3km of: Chesterton Community College, Cambridge; North Cambridge Academy (formerly Manor Community College), Cambridge and Parkside Community College, Cambridge.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 20
Distance: bus stop / rail station			R = Within 1000m (2) 835m ACF from the centre of the site to the nearest bus stop with Citi 2 service

			(Chesterton, Franks Lane).
Frequency of Public Transport			GG = 10 minute frequency or better (6) Citi 2 - 10 Minute Service
Public transport journey time to City Centre			GG = 20 minutes or less (6) 14 Minutes from to Cambridge (Chesterton, Franks Lane to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 3.35km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,421m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Edge of Cambridge**
Site reference number(s): CE/3 / SS3	
Consultation Reference numbers:	
Site name/address: Cambridge East – Land north of Newmarket Road	
Map:	



Site description: The site lies to the north of Newmarket Road and comprises the North Works site (although car show rooms and associated uses on the frontage of Newmarket Road may be retained in the short term), fields to the north of the North Works and a petrol filling station. The site lies almost entirely within South Cambridgeshire. Land North of Newmarket Road was allocated within South Cambridgeshire Local Development Framework Cambridge East Area Action Plan as Policy CE/3. Policy CE/3 has been carried forward into the Local Plan as Policy SS/3.
Current use(s): Business use, petrol filling station and agricultural
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 61.56 ha
Potential residential capacity: 1,500 – 2,000 dwellings

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL Some elements of Previously Development Land north of Newmarket Road
Agricultural	Would		RED = Significant loss (20 ha or more) of

Land	development lead to the loss of the best and most versatile agricultural land?		grades 1 and 2 land Includes areas of grade 2 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. Potential for impact on local air quality. Outside AQMA.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 220m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Noise issues from surrounding uses may require 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 to require remediation from former uses.
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

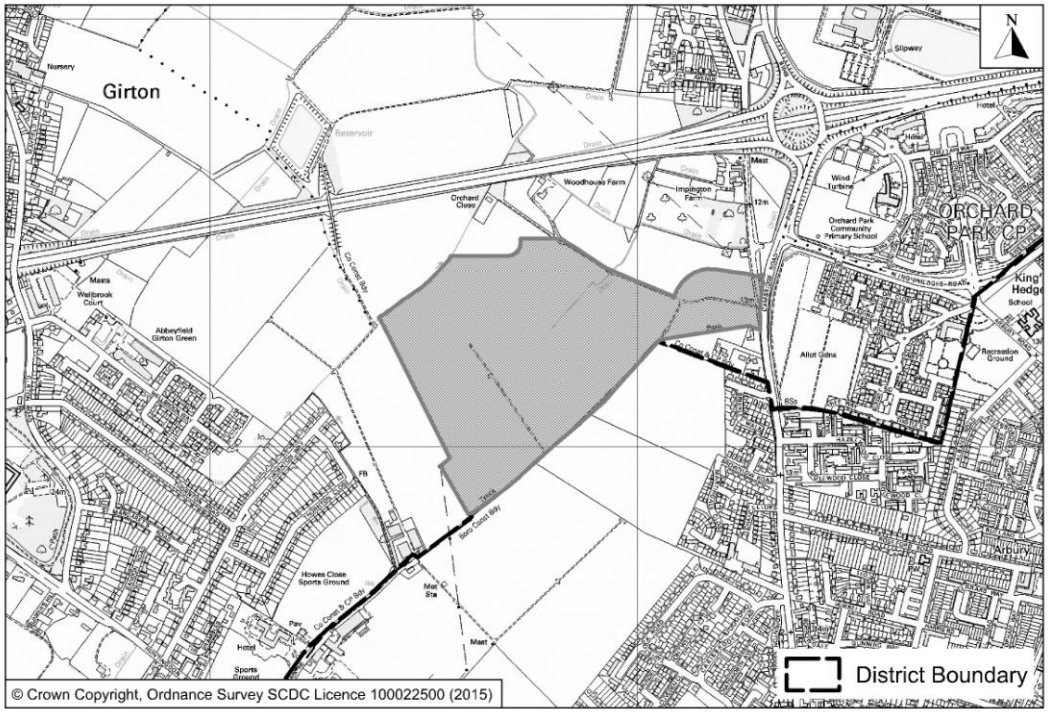
	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Potential for biodiversity enhancement, sought by the Cambridge East Area Action Plan.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Site adjoins three groups of protected lime trees along Newmarket Road.
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 Potential to deliver elements of Green Infrastructure
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Land was removed from Green Belt by previous round of plan making. Site was considered capable of development without significant impact on Green Belt purposes.
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. Land was removed from Green Belt by previous round of plan making. Site was considered capable of development without significant impact on Green Belt purposes.
Green Belt	What effect would the development of this site have on		GREEN = No impact or Minor positive impact on Green Belt purposes Land was removed from Green Belt by

	Green Belt purposes?		previous round of plan making. Site was considered capable of development without significant 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 Cambridge East AAP requires measures to investigate archaeology on the site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Cambridge East AAP requires at least 10% of energy requirements to be met through renewables.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Cambridge East AAP requires delivery of open space to meet needs generated.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.2km ACF from centre of the site to Fen Ditton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,247m ACF from centre of the site to Fen Ditton 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?		G = <400m Will include local centre on site.

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 682m ACF from centre of site to East Barnwell 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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit Will include new local centre, and AAP requires delivery of community facilities to meet needs.
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 Cambridge East AAP requires delivery of community facilities.
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 Cambridge East AAP specifically requires regard to be had to impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.3km ACF from centre of the site to Cambridge 003B (Cambridge Northern Fringe East & Trinity Hall Industrial Estate)
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 Residential led, but potential to retain employment north of Newmarket Road.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Infrastructure improvements required to accommodate this scale of development. Measures are set out in the Cambridge East Area Action Plan.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated New school provision required.
Distance: Primary School	How far is the nearest primary school?		G = <400m Primary school to be provided on site.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.6km ACF from centre of site to Coleridge Community College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path Development will provide opportunities for cycling infrastructure improvements. Measures are outlined in the Cambridge East Area Action Plan.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 22
Distance: bus stop / rail station			G = Within 600m (4) Cambridge East AAP states all development will be within 400m of a bus stop.
Frequency of Public Transport			GG = 10 minute frequency or better (6) Park and ride buses every 10 minutes. Citi1 service runs part north of Cherry Hinton site, providing 20 minute frequency service. Cambridge East AAP development will be served by HQPT

Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,670m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Road access mitigation measures will be required.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Development will provide opportunities for public transport / walking and cycling infrastructure improvements. Measures are outlined in the Cambridge East Area Action Plan.

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 10) Land between Huntingdon Road and Histon Road**
Site reference number(s): SP/2 / SS/2 & SC298	
Consultation Reference numbers:	
Site name/address: Land between Huntingdon Road and Histon Road – NIAB (Darwin Green) 2	
Map: 	
Site description: The land lies between Huntingdon Road and Histon Road, to the south of A14 and north of the allocated NIAB (Darwin Green) development within the city (the NIAB1 site). NIAB (Darwin Green) 2 was removed form the Green Belt and allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/2. Policy SP/2 has been carried forward into the Local Plan as Policy SS/2.	
Current use(s): Agricultural land	
Proposed use(s): Housing-led urban extension	
Site size (ha): South Cambridgeshire: 27.80 ha	
Potential residential capacity: Approximately 900 dwellings	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL No significant area of previously developed land.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - a large proportion of the site is grade 2, the remainder of the site is grade 3.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The majority of this site falls within the Minerals Safeguarding Area for sand and gravel. However, given the size of the site and its proximity to sensitive uses i.e. residential development, it is unlikely to be worked as an economic resource. If the site is allocated and developed any mineral extracted should be used in a sustainable manner.
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. Developable area avoids the air quality management area to the north. Mitigation measures will still be required, including consideration of the impact of development on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 Adjacent to the AQMA, but residential development lies entirely outside the AQMA. (The policy requires appropriate mitigation). 150m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation High level of noise associated with A14, but capable of appropriate 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		GREEN = No impact / Capable of full

	where possible enhance the quality of the water environment?		mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation No impact on protected sites and species (or impacts could be mitigated). Does not contain designated sites, however adjacent to SSSI on Histon Road.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The site contains and adjoins two groups of protected trees to the north and north east; woodlands around Woodhouse Farm and South of Impington Farm.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation.

	character?		
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.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No Impact Site was removed from the Green Belt through the previous round of plan making,.
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 Grade II* listed Girton College lies over 400m from the site and is separated from it by suburban housing. Impington Farm consists of a group of three former farm buildings located tight in the corner formed by the old Cambridge Road and the A14. The farmhouse may be of sufficient interest to list. The site is located in an area of high archaeological potential. The Iron Age ringwork Arbury Camp was located to the immediate east (HER 08479) and croprmarks of probable Iron Age or Roman enclosures are known to the west (HER 08955, 08956). Elements of this cropmark complex clearly extend into the proposal area. Archaeological excavations are currently underway in advance of development to south, with evidence for Iron Age and Roman settlement (HER ECB3788). County Historic Environment Team advise that further information regarding the extent and significance of archaeology in the area would be necessary. This should include the results of field survey to determine whether the impact of development could be managed through mitigation. 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

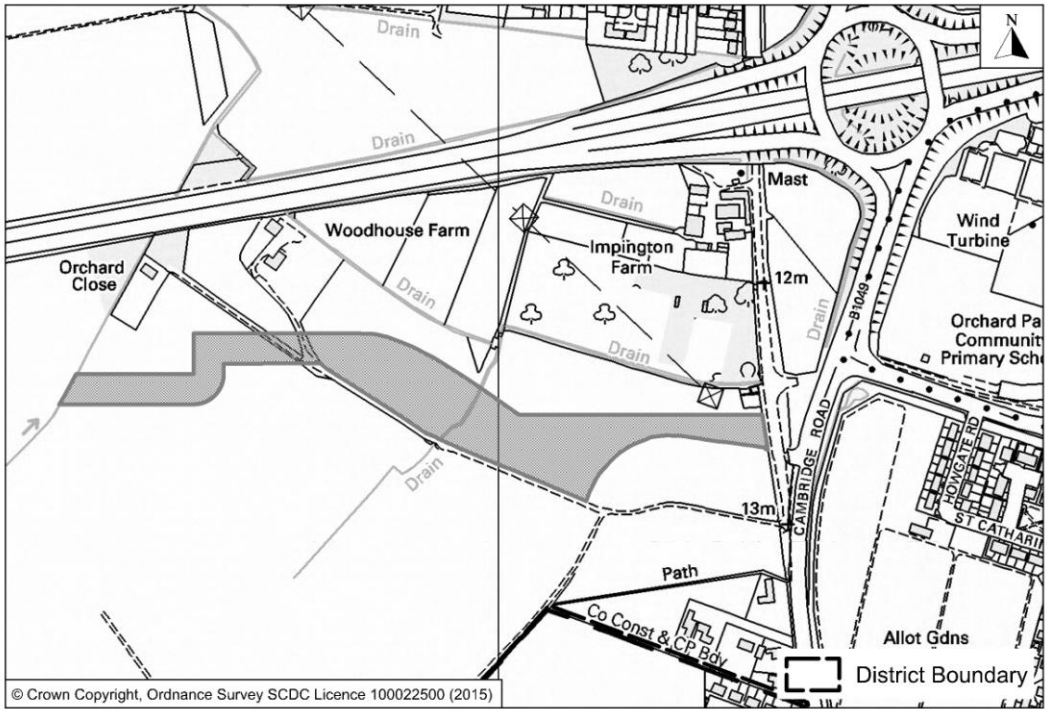
	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. The landowners propose substantial areas of new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
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 400-800m from new local centre at NIAB1.
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 A new health facility is to be provided as part of the NIAB1 development.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. The development will include a new secondary school, primary school, local shopping and community facilities.
Community Facilities	Will it encourage and enable engagement in community		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible

	activities?		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration 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 Development would support vitality or viability of existing centres. Local centre for the whole development proposed within the adjoining development in Cambridge City.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of the site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Potential to include elements of employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. New schools to be provided on site.
Distance: Primary School	How far is the nearest primary school?		G = <400m New school to be provided on the NIAB2 site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) A new school is to be provided on the NIAB2 site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Subject to there being good links from the development to the proposed orbital cycle route to the southeast. There should also be a cycle / pedestrian link to Thornton Way.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 22
Distance: bus stop / rail station			GG = Within 400m (6) 266m from nearest bus stop
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Citi 8 service: 12 minute journey time. (Arbury, Brownlow Road – Cambridge, Emmanuel Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 2.33km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or		R = >800m 4,673m 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?		GREEN = No capacity / access constraints identified that cannot be fully mitigated Safe access can be achieved. Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity will need to be determined through transport modelling and a detailed transport assessment.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Subject to there being good links from the development to the proposed orbital cycle route to the southeast and to the adjoining development in Cambridge City and to the centre of Cambridge. There should also be a cycle / pedestrian link to Thornton Way.

Site Information	
Development Sequence	**Edge of Cambridge (Broad Location 10) Land between Huntingdon Road and Histon Road**
Site reference number(s): SS/2 & SC298	
Consultation Reference numbers:	
Site name/address: Land between Huntingdon Road and Histon Road – NIAB (Darwin Green) 3	
Map:	



Site description: The land lies between Huntingdon Road and Histon Road, to the south of A14 and north of the allocated NIAB (Darwin Green) developments within the City and South Cambridgeshire (the NIAB1 & 2 sites). NIAB 2 was allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/2. Policy SP/2 has been carried forward into the Local Plan as Policy SS/2.
Current use(s): Agricultural land
Proposed use(s): Housing-led urban extension
Site size (ha): South Cambridgeshire: 3.16 ha
Potential residential capacity: Approximately 100 dwellings

LAND			
PDL	Would development make use of previously		RED = Not on PDL No significant area of previously developed land.

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The majority of this site falls within the Minerals Safeguarding Area for sand and gravel. However, given the size of the site and its proximity to sensitive uses i.e. residential development, it is unlikely to be worked as an economic resource. If the site is allocated and developed any mineral extracted should be used in a sustainable manner.
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. Developable area avoids the air quality management area to the north. Mitigation measures will still be required, including consideration of the impact of development on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 Adjacent to the AQMA, but residential development lies entirely outside the AQMA (The policy requires appropriate mitigation). 115m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation High level of noise associated with A14, but capable of appropriate 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		GREEN = No impact / Capable of full

	where possible enhance the quality of the water environment?		mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation No impact on protected sites and species (or impacts could be mitigated). Does not contain designated sites, however adjacent to SSSI on Histon Road.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The site contains and adjoins two groups of protected trees to the north and north east; woodlands around Woodhouse Farm and South of Impington Farm.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Development at this site would have negative impacts on the Green Belt purposes however mitigation is possible.

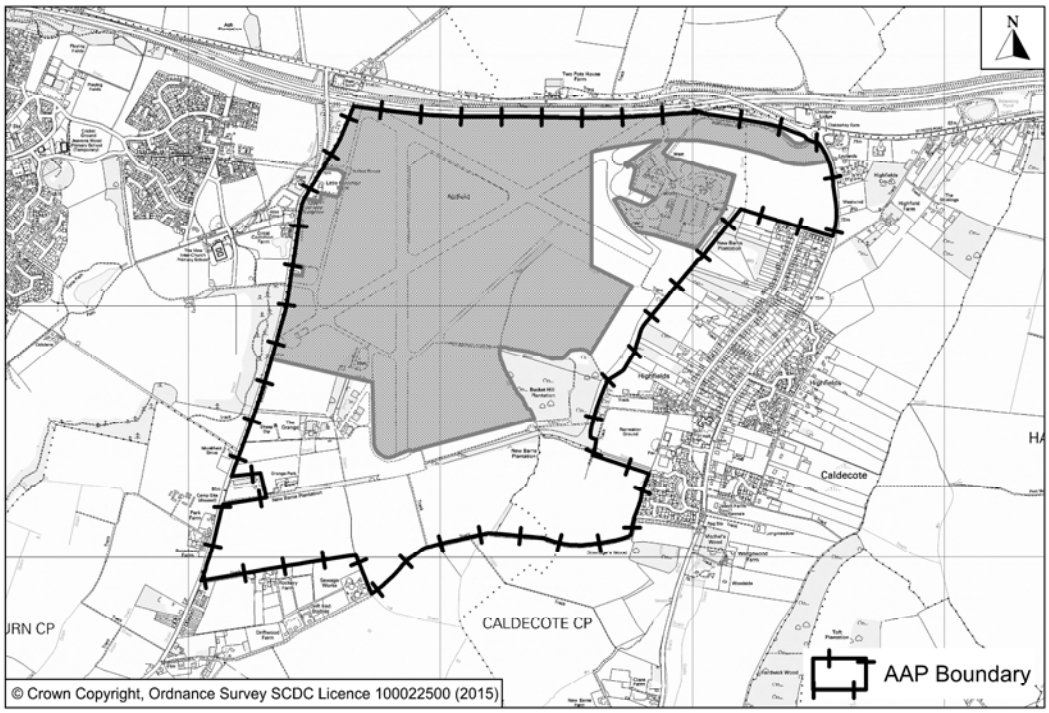
	character?		
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Development at this site would have negative impacts on the Green Belt purposes however mitigation is possible.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes Development at this site would have negative impacts on the Green Belt purposes however mitigation is possible. UPDATE INNER GREEN BOUNDARY STUDY 2015 The study notes that this sector as a whole (Sector 1) plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green development and in relation to the development at North West Cambridge. It also provides separation between the future edge of Cambridge and Histon and Impington. It retains open countryside close to the future edge of the city and prevents the sprawl of built development as far as the edge of Girton and the A14, retaining the distinctive approach into Cambridge from the north west along Huntingdon Road. It also preserves what remains of the separate identity of the southern part of Girton. South Cambridgeshire Local Plan proposes a minor realignment of the boundary between sub area 1.3 and the future development, with a small release of land from Green Belt. This will marginally decrease the width of Green Belt retained south of the A14 but will make no appreciable difference to the perception of the city and its setting, nor to the separation from the necklace villages.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		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 Grade II* listed Girton College lies over 400m from the site and is separated from it by suburban housing. Impington Farm

	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		consists of a group of three former farm buildings located tight in the corner formed by the old Cambridge Road and the A14. The farmhouse may be of sufficient interest to list. The site is located in an area of high archaeological potential. The Iron Age ringwork Arbury Camp was located to the immediate east (HER 08479) and cropmarks of probable Iron Age or Roman enclosures are known to the west (HER 08955, 08956). Elements of this cropmark complex clearly extend into the proposal area. Archaeological excavations are currently underway in advance of development to south, with evidence for Iron Age and Roman settlement (HER ECB3788). County Historic Environment Team advise that further information regarding the extent and significance of archaeology in the area would be necessary. This should include the results of field survey to determine whether the impact of development could be managed through mitigation. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. The landowners propose substantial areas of new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 400-800m from new local centre at NIAB1.
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 A new health facility is to be provided as part of the NIAB1 development.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. The NIAB developments will include a new secondary school, primary school, local shopping and community facilities.
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		GREEN = No effect or would support the vitality and viability of existing centres

	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would support vitality or viability of existing centres. Local centre for the whole development proposed within the adjoining development in Cambridge City.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of the site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Potential to include elements of employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. New schools to be provided on the NIAB2 site.
Distance: Primary School	How far is the nearest primary school?		G = <400m New school to be provided on the NIAB2 site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) A new school is to be provided on the NIAB2 site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Subject to there being good links from the development to the proposed orbital cycle route to the southeast. There should also be a cycle / pedestrian link to Thornton Way.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 22
Distance: bus stop / rail station			GG = Within 400m (6) 266m from nearest bus stop
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Citi 8 service: 12 minute journey time. (Arbury, Brownlow Road – Cambridge, Emmanuel Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 2.33km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,728m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated Safe access can be achieved. Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity will need to be determined through transport modelling and a detailed transport assessment.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Subject to there being good links from the development to the proposed orbital cycle route to the southeast and to the adjoining development in Cambridge City and to the centre of Cambridge. There should also be a cycle / pedestrian link to Thornton Way.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC057 & 238	
Consultation Reference numbers: 5 (I&O 2012)	
Site name/address: Bourn Airfield, Bourn	
Map: 	
Site description: The site lies to the west of the settlements of Highfields and Caldecote, immediately south of the A428 trunk road (linking Cambridge with Bedford), to the north of the small settlement of Bourn, and to the east of the new settlement of Cambourne. By virtue of the historic use of the site as an airfield it is essentially devoid of natural vegetation and accordingly is very open in nature. The only developed parts on the site comprise aircraft hangers, industrial buildings and outside storage areas.	
Current use(s): Civil Aviation Authority Licensed Airfield for pilot training and private aircraft / Storage / Market / Agricultural	
Proposed use(s): New Village to the east of Cambourne with 3,000-3,500 dwellings, employment, retail, commercial uses, outdoor, outdoor recreation and park & ride	
Site size (ha): South Cambridgeshire: 151.1 ha. (including 9.4ha. for ThyssenKrupp employment site)	
Potential residential capacity: 3,500 dwellings	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL The site includes the runways and some aircraft hangers, industrial buildings and outside storage areas. The rest of the site is in agricultural use and therefore not PDL. Approximately one third of site PDL.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Majority of site is Grade 2. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. This may require agricultural land if offline routes are identified.
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 Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of 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
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring		AMBER = Adverse impacts capable of adequate mitigation Noise issues - Environmental Health concerns about the site in 2012 relate to the former ThyssenKrupp manufacturing processes on the site. Note that the site is not currently in active use. The replacement of the existing industrial type uses with lower noise impact employment

	uses)?		development more compatible with residential as required by the local plan policy proposed, with additional noise mitigation as appropriate and consideration of measures to mitigate traffic noise impacts from the A428 on future residential would address these concerns, through master planning and detailed design.
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 This site is previously an airfield and may have contaminated land. It will require investigation. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Adjoins Bucket Hill Plantation County Wildlife Site. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate the adverse effects.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact likely to be as a result of loosing grassland habitats currently found within the

	maintain connectivity between green infrastructure))?		airfield strips. Great crested newts are known to be in the vicinity and may also be adversely affected. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits as well as this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate the adverse effects.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPO present in hedge lines throughout the site with a significant woodland in the south east boundary (just off site).
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Opportunities for new green infrastructure within the wider AAP area.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

	development?		Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Setting of listed buildings to west and south west of site would be adversely affected by development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the American Cemetery, a registered park and garden. If works were able to be carried out on line or an alternative alignment this might alleviate the adverse effects.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Development would create minor additional

			opportunities for renewable energy. A new settlement of this scale would be expected to include additional renewable energy options
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create opportunities for new public open space, including through delivery of green infrastructure.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site
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 New village centre would be required. (Centre point of site beyond 1,000m of nearest existing centre)
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 Assumed provision on site
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New settlement therefore would expect to be self sufficient and sustainable. Promoter has indicated that the settlement will be a mixed use sustainable community.
Community Facilities	Will it encourage and enable		GREEN = Development would not lead to the loss of any community facilities or

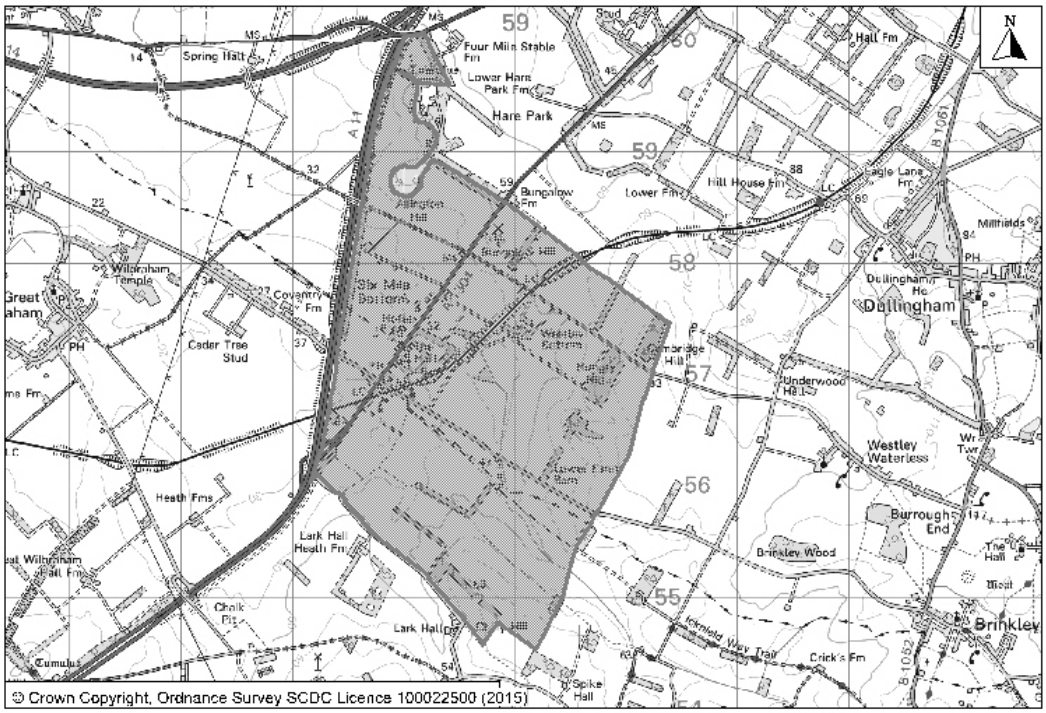
	engagement in community activities?		replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be self sufficient and sustainable.
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 Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community.
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
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN= Development would significantly enhance employment opportunities It is proposed that the new settlement be a mixed-use community therefore this would mitigate the loss of employment as a result of developing the airfield site. In addition the adjoining industrial site is proposed to be redeveloped with employment uses compatible with the adjoining site would enable the new village to include a significant element of employment.
Utilities	Will it improve the level of investment		AMBER = Significant upgrades likely to be required, constraints capable of appropriate

	in key community services and infrastructure, including communications infrastructure and broadband?		mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is at capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Assumed new secondary school provision on-site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. TSCSC identifies an aim to create high quality pedestrian and cycling facilities alongside public transport improvements. The City Deal A428 public transport corridor scheme includes potential cycle improvements as part of the scheme (currently the subject of consultation), varying form off-road route options to more limited improvements such as cycle use of bus lanes. The City Deal programme includes the provision of a high quality cycle and pedestrian link between Cambourne and Cambridge, irrespective of whether this is provided through the A428 public transport scheme. Scored as amber, but potential for higher scores subject to the outcome of the City Deal scheme.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15 minute frequency. Potential for improved services in longer term. The City Deal A428 public transport corridor scheme includes bus priority and bus infrastructure improvements to improve journey time reliability (currently the subject

			of consultation).
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17 UPDATE: Score changed from 13 to 17 to reflect revised Public transport journey time to City Centre score.
Distance: bus stop / rail station			GG = Within 400m (6) Mitigation would include a segregated bus link though the development, providing good access to public transport. New public transport routes through the site to provide accessible services. (scoring revised for consistency with other major sites with new public transport provision) (Currently 820m ACF from the centre of the site to nearest bus stop).
Frequency of Public Transport			G = 20 minute frequency (4) TSCSC requires creation of a High Quality Public Transport corridor linking the new village to Cambridge. HQPT corridor would create bus service frequency of 15 minutes or better. (Currently Citi 4 - 20 minute frequency)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Potential Journey time improvements identified by the A428 Cambourne to Cambridge Corridor Study would reduce journey time to below 30 mins (currently 33 mins from existing bus stop). UPDATE: Change of score from Amber to Green
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.81km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,221m ACF from centre of the site to Shepreth Station.
Access	Will it provide safe access to the highway network,		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.

	where there is available capacity?		UPDATE: No capacity constraints identified specifically in regard to the site access, safe access can be achieved. The development will need two points of access. The promoter has stated that the transport strategy will include innovative public transport proposals. A428 Caxton to Blackcat is identified in the Road Investment Strategy: Investment Plan - Department for Transport (December 2014) A full Transport Assessment and Residential Travel Plan would be required. Highway Authority has highlighted the A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading. This development will also have an impact on the A1198/A428 Caxton Gibbet roundabout which already experiences congestion, also on the A428 single carriageway section between St Neots and Caxton Gibbet. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for the site and will need to take account and facilitate the delivery of schemes identified through the City Deal Programme for the A428 and Madingley Road corridors.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Opportunities to contribute to wider improvements on the A428 corridor. UPDATE: The County Council consolidated and confirmed its approach towards development on the St Neots and Cambourne to Cambridge Transport Corridor in its Transport Strategy 2013 which provides for a development at Cambourne West and Bourn Airfield and which models the transport impacts of development proposals. The measures include: an outer Park and Ride site,

			extensive bus priority and bus infrastructure improvements including on the A428 and A1303 and extending as far as Queens Road in Cambridge, and within and between the new developments, bus priority measures at the A428/A1198 roundabout, cycling infrastructure including links to Cambridge and measures to mitigate traffic impacts on local villages

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC135	
Consultation Reference numbers: N/A	
Site name/address: Land at Six Mile Bottom	
Map: 	
Site description: Part of this site is in SCDC but the majority is in East Cambridgeshire, it includes the settlement known as Six Mile Bottom, which is located 7 miles east of Cambridge. The settlement is focused on a crossroad, with several farms within close proximity. Most of Six Mile Bottom is low density and well-treed, being divided into hedged paddocks associated with the Newmarket racecourse industry. To the north of the settlement lies Swynford Paddocks Hotel, set in extensive grounds. The majority of the site is agricultural and generally flat, with a network of drainage throughout. It is bounded to the west by the A11. The main Cambridge – Newmarket railway runs through the site.	
Current use(s): Predominantly agriculture, with some pasture, woodland, stables, a hotel, public house and existing residential dwellings.	
Proposed use(s): A new market town, including land in East Cambridgeshire District Council's area, comprising of between 8,000 - 10,000 new homes, a town centre and two or three local centres, community uses, employment, education, hotel, range of public open space, leisure centre, golf course, energy centre and a new railway station providing direct access to Cambridge and Newmarket (321.50 hectares in South Cambridgeshire with pro-rata, between 2,500 and 3,500 new homes).	
Site size (ha): South Cambridgeshire: 918.22 ha.	
Potential residential capacity: 10,000 dwellings (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL No previously developed land other than residential properties and farm buildings.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - majority of site is classified as Grade 3, with some Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER= Site or a significant part of it falls within an allocated or safeguarded area, Minor negative impacts Small parts of the site fall within a designated areas in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals 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 Development could impact on air quality, with minor negative impacts incapable of mitigation. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 394m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse Impacts capable of adequate mitigation Parts of the site will be subject to significant levels of noise from traffic on the A11 to the west and from train operation through the middle of the site. A noise assessment will be required to quantify noise impacts and consider noise attenuation measures. Residential could be acceptable with a high level of mitigation: combination of

			appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation and extensive noise attenuation measures. Possible malodour risk from nearby remaining farms / commercial uses as proposals would be closer than existing residential. Minor to moderate adverse odour risk may require assessment. Noise can be mitigated through a package of site development management techniques such as bunding, orientation, levels, acoustic barriers etc. However this may result in part of the land being undevelopable.
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, an existing railway line running through it and two small areas of land of previous industrial / commercial use which will require investigation
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Ground Water Source Protection Zone – Almost all of site included within a protection zone. A small part in zone 1 and the remainder in zones 2 and 3. Inclusion in a Ground water Source Protection Zone does not rule out development but may influence land use or require pollution control measures.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER: Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species, and impacts capable of appropriate mitigation Part of site Local Nature Reserve, and two County sites exist within the boundary (in East Cambs).
Biodiversity	Would		GREEN = Development could have a

	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		positive impact by enhancing existing features and adding new features or network links Presence of protected species - Greatest impact likely to result from a loss of extensive open farmland. This site has a large brown hare population that use these fields as breeding sites. Opportunity for habitat linkage / enhancement / restoration particularly regarding hedgerows and grassland, balanced by threats to existing features.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The proposed development is in the East Anglian Chalk landscape character area. Apart from the evident transport infrastructure (the Cambridge-Newmarket railway also crosses the site west of the site) this area is deeply rural and sparsely populated, particularly to the south and east. The area is characterised by a high and rolling chalk landscape. The area is influenced by the patchwork of studs and farms towards Newmarket to the northeast. To the south and east the chalk hills are dominant. The area has a distinct grid of roads, tracks and vegetated field boundaries. However the rolling land ensures that this appears far less regimented when viewed on site. The site has two distinct areas, first a triangle of relatively level land between the A11 and A1304 – This is characterised by a series of large houses and farms along the

			A1304. The field pattern is very regular, of small to medium size. Fields and paddocks are separated by mature belts of hedges and trees, including noticeable numbers of Pines and other conifers. The area is fairly enclosed has a similar to character to the geometric landscape of studs around Newmarket. The second area is a steeply rising landscape to the southeast of the A1304. This rises from approximately 30 to 90m AOD, from the A1304 to Cambridge Hill at the east of the site. The landscape is open and rolling, with many areas of mature woodland, shelter belts and hedges separating a regular pattern of medium to very large sized fields. The horizon is almost entirely treed, but the rolling, rising land allows long views in all directions. The defining character is of an open, rural and remote landscape. The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site would mean a high inter-visibility between sections of the development and reinforce its total dominance in the landscape when viewed from outside the site. Development would be very large in relation to the existing settlements and of such a different character that it would have a very significant adverse effect on them. The landscape would be unable to accommodate development of the proposed type and scale without total and adverse character change. The development conflicts directly with the Landscape Character of the area. Due to the landform and deeply rural character, it will be very difficult to offer any landscape mitigation to development of this scale and character on this site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development would be very large in relation to the existing settlements and of such a different character that it would have a very significant adverse effect on them. (Change of score from Green)

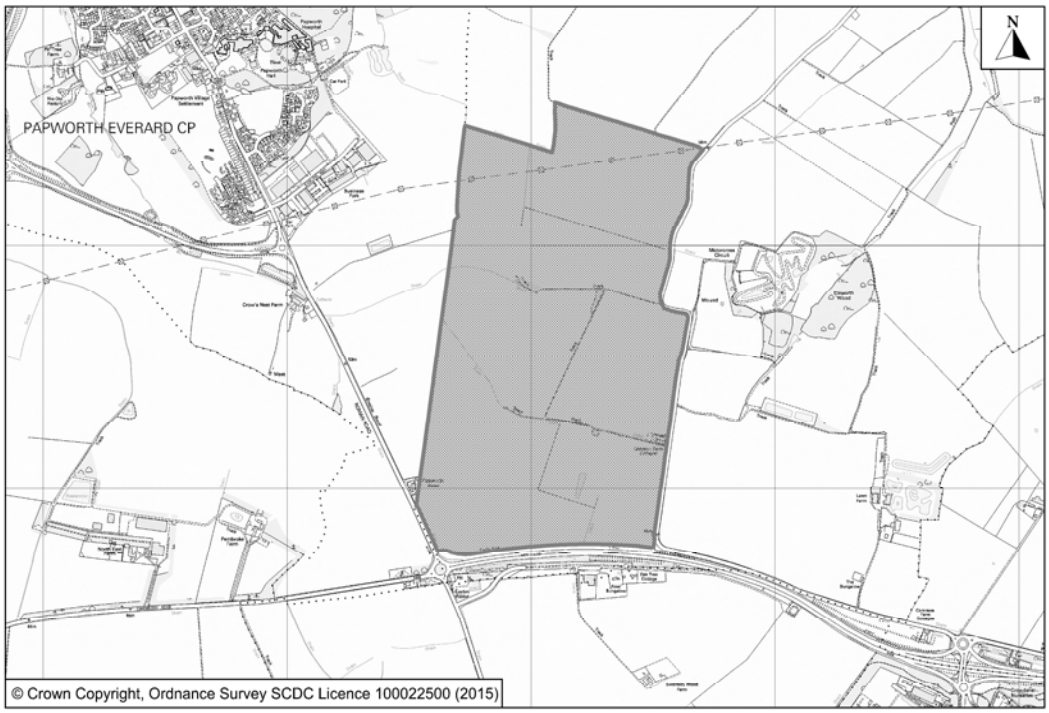
	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Listed Buildings – Not within SCDC (but 4 within the site) Non-statutory archaeological site – There are numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments (SAM 33341, 33346). A Romano-British settlement site west of Allington Hill is also a designated Scheduled Monument (SAM72).
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Great majority of site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Surface drainage will be dealt with by incorporation of sustainable drainage techniques and the intention should be to ensure that the site maintains green field run off rates. The land strata is Chalk, which requires special construction methods being used to protect underlying aquifers.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km On site provision assumed
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m On site provision assumed
Gypsy & Traveller	Will it provide for the		AMBER = No Impact

	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m Centre point of site beyond 1,000m of nearest existing centre. Assumed new network of centres would be required to serve a new settlement
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 On site provision assumed.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, medical provision, retail, leisure and sports facilities
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a range of community facilities will be provided.
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 in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN = Development would significantly enhance employment opportunities Development would significantly enhance employment opportunities. The proposed submission refers to the provision of new employment.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		RED = Significant upgrades likely to be required but constraints incapable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G = <400m On Site provision assumed
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) On Site provision assumed
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Poor access to services by walking and cycling – cycle links to Great Wilbraham, Newmarket and Cambridge would be

			required.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below		GREEN = Score 15-19 from 4 criteria below Total score of 13. UPDATE: Scoring changed from 10 to 13 - revised for consistency with other major sites with new public transport provision.
Distance: bus stop / rail station			GG = Within 400m (6) New settlement would require new bus stops and public transport routes to through the settlement. UPDATE: scoring revised for consistency with other major sites with new public transport provision. (Currently 903m ACF from the centre of the site to nearest bus stop 17 service).
Frequency of Public Transport			G = 20 minute frequency (4) New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. (Currently less than hourly service)
Public transport journey time to City Centre			RR = Greater than 50 minutes (0) Service takes 15 minutes from Six Mile Bottom to Newmarket. Service takes 54 minutes from Six Mile Bottom to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 8.45km ACF from the centre of the site to Newmarket Market. 13.73km 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?		G = <400m Promoter proposes new station on the Newmarket to Cambridge railway, potential timetabling and capacity issues on this line would need to be checked.
Access	Will it provide safe		RED = Insufficient capacity/ access.

	access to the highway network, where there is available capacity?		Negative effects incapable of appropriate mitigation. Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. Mitigation measures could include remodelling the A11 / A14 / A1303 interchange to enable access to and from Cambridge, a new railway station and services, new bus services to Cambridge and Newmarket and mitigation measures on local roads. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station and services on the Ipswich to Cambridge railway line. Also proposes new bus services linking to Newmarket and Cambridge.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC194	
Consultation Reference numbers:	
Site name/address: Land north of A428, Cambourne	
Map: 	
Site description: The site lies to the north of the A428, east of the A1198 and west of Brockley Road, Elsworth. Fields adjoin it to the north and separate it from the A1198 to the west. Brockley Road, an unclassified road, bounds the site to the east and the A428 trunk road to the south. There is a hedgerow to the boundary with the A1198 that screens most views across the site from the east and a post-rail fence and hedgerow to the A428 to the south. This fencing also separates a cyclepath and tree planting along the northern edge of the A428. A motel and Chinese restaurant fronting A1198 adjoins the site at its south western edge. The site consists of open countryside and incorporates Common Farm Cottages comprising two pairs of semi-detached houses accessed via a farm track off Brockley Road, Elsworth that lie perpendicular to the road. The land rises slightly towards A428 but is a relatively flat area with long distance views across it. It is characterised by large open arable fields with few obvious field boundary markings, although there are some hedgerow trees to Brockley Road and ditches to some field boundaries. There are two wooded areas located beyond the cottages towards the northern part of the site – both are protected by Tree Preservation Orders.	
Current use(s): The site consists of agricultural land and four dwellings.	
Proposed use(s): Residential development with employment, retail, community uses and public open space.	

Site size (ha): South Cambridgeshire: 164.11
Potential residential capacity: 2,626 dwellings (40 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL Partly – the site includes 4 dwellings creating a very small area of previously developed land.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 160 ha.). Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. This may require agricultural land if offline routes are identified.
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 of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of 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

Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator(including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Significant negative impacts to or as a result of the development that are incapable of mitigation. The site is close to Papworth Business Park and the Motocross site, and offsite mitigation is likely to be required. Some possible noise and vibration from A428 which should be possible to mitigate. A high voltage overhead electricity line runs through the middle of the site so there are possible electromagnetic fields concerns (EMFs).
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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). Brockley End Meadow CWS lies 900m to the east of the site. Elsworth Wood SSSI lies approximately 470m to the east of the site. Papworth Wood SSSI lies approximately 570m to the northwest of the site. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site,, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
Biodiversity	Would development reduce habitat fragmentation,		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation

	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Minor negative impact as loss of farmland and ditches that provide a habitat for water voles. Limited opportunities for habitat enhancement. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits as well as this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation One area of trees with Tree Preservation Orders that would need to be considered in any future proposals
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Due to its elevation and open character, development on this site would form a new built skyline when viewed from local villages and roads and would be visible over very long distances. The scale of the development and types of buildings proposed would be very difficult to integrate into the local landscape and would have a significant adverse effect on existing settlements and landmark buildings. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development		or capable of being made compatible with local townscape character, or provide minor improvements) Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 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. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the American Cemetery, a registered park and garden. If works were able to be carried out on line or an alternative alignment this might alleviate some of the adverse effects.
CLIMATE CHANGE			

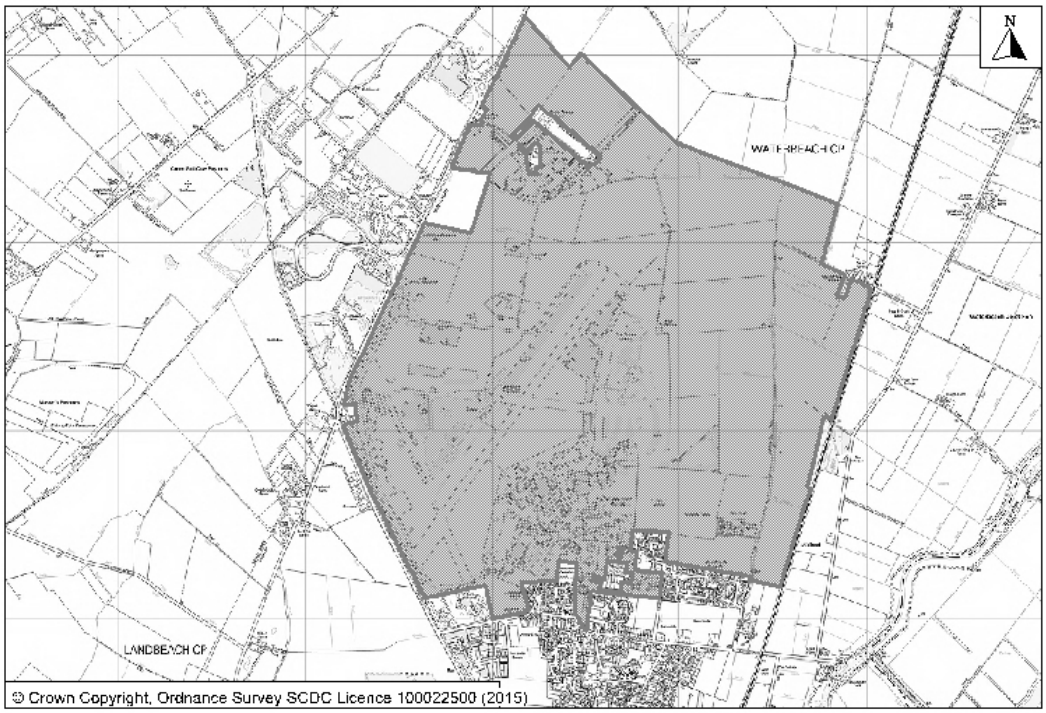
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Development could create minor additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site
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?		GREEN = <400m Assumed provision of a local centre on site
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 2,198m ACF from centre of site to The Surgery, Papworth Everard.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. The development proposes employment, retail and community uses.
Community Facilities	Will it encourage and enable		GREEN = Development would not lead to the loss of any community facilities or

	engagement in community activities?		replacement / appropriate mitigation possible New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable).
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It will be difficult to view this development as an extension of Cambourne given the separation by the A428, other roads and structural landscaping to the south.
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 The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required but constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is not supportable from the existing electricity network,

			therefore significant reinforcement and new network required. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The WwTW is operating close to capacity and therefore has limited capacity to accommodate this site. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.9km ACF from centre of site to Cambourne 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. Uncertainty regarding how a stand alone site in this location would connect to proposed improvements on the A428 corridor.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Development of this scale would require new bus routes through the site, although uncertain how this would be achieved.
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.		RED = Score 5-9 from 4 criteria below Total score of 9
Distance: bus stop / rail station			A = Within 800m (3) Development of this scale would require

			new bus routes through the site, although uncertain how this would be achieved. (Currently 1,005m ACF from the centre of the site to the nearest bus stop (1 service). 1,268m ACF from the centre of the site to the nearest bus stop (Citi 4 service))
Frequency of Public Transport			G = 20 minute frequency (4) New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Potential for higher frequencies in combination with other sites, but uncertain how this would function. Location of site would add time penalty, abortive routing and extra costs to existing services. (Currently 1 service - 2 hour service, Citi 4 - Hourly service)
Public transport journey time to City Centre			RR = Greater than 50 minutes (0) 1 service - 17 minutes from bus stop to the centre of St. Ives. Citi 4 service - 52 minutes from bus stop to the centre of Cambridge. Potential to achieve journey time benefits from City Deal A428 Corridor scheme, but uncertainty how this would relate to the existing village or other potential developments with regard to journey time from this site or impact in combination with other sites.
Distance for cycling to City Centre			R = 15k m to 20km (2) 9.64km ACF from the centre of the site to St. Ives Market. 15.09km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10,344m ACF from centre of the site to St Neots Station.
Access	Will it provide safe access to the highway network, where there is		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.

	available capacity?		Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts Poor access to services by walking, with potential to create walk and cycle routes to Cambourne constrained by severance impact of A428 dual carriageway. Potential for strategic cycle route to Cambridge (East – via Highfields and Coton) with suitable new and improved provision. Opportunity to strengthen bus services on corridor between Cambourne and Cambridge (Service 4) through appropriate enhancement of capacity, although location of site would add time penalty, abortive routing and extra costs to existing services.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC231	
Consultation Reference numbers: 2 (I&O 2012)	
Site name/address: Land north of Waterbeach	
Map: 	
Site description: A flat site to the immediate north of Waterbeach comprising Waterbeach Barracks and a disused airfield, large arable fields and farms, a golf course, rough grassland, scattered woodland and water features. Denny Abbey sits within the north western corner of the site. A Waste Water Treatment Works (WWTW) sits within the south eastern corner of the site. The A10 runs down its western flank and beyond it is the Cambridge Research Park. The railway line between Cambridge and Ely runs down its eastern flank. Site boundaries are sometimes hedged with scattered trees.	
Current use(s): Military Barracks / Agriculture	
Proposed use(s): Mixed use new community comprising up to 12,750 dwellings forming a linked urban extension to Waterbeach, with employment, town centre, local centres, education, sports facilities, new train station and bus interchanges, a rapid bus service alongside the A10, and public open space including parkland around Denny Abbey Scheduled Monument. The promoter's proposed capacity was revised to 10,500 dwellings in their response to the Issues and Options 1 Consultation.	
Site size (ha): South Cambridgeshire: 558 ha	
Potential residential capacity: 10,500 (40dph)	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL Military barracks and airfield.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Majority of site is classified as Grade 2, with some Grade 3. Airfield is unclassified. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. This would result in the loss of agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts
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 Site lies in an area where air quality acceptable. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. They would have a major beneficial effect on the reduction of greenhouse gas emissions, and local 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
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to

	generator(including compatibility with neighbouring uses)?		mitigate. Small part of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. Developers propose to move the WWTW off site which would mitigate this impact.
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, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.
Water	Will it protect and where possible enhance the quality of the water environment?		Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
Biodiversity	Would development reduce habitat fragmentation,		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links

	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds. Due to the range of habitats currently found in this site an impact would be upon a range of species. The site is currently subject to a low level of human disturbance. The site contains some populations of plants unrecorded elsewhere within the county. Any development of this large site would require extensive ecological investigation (possibly over several years) as part of the EIA process. Opportunity for habitat linkage/enhancement/restoration balanced by threats to existing features. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Development would deliver significant new Green Infrastructure. The proposed development includes around 114 hectares of new public open space and a 92 hectare landscaped setting for Denny Abbey.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site

			would mean a high inter-visibility between sections of the development and reinforce its total dominance in the landscape when viewed from outside the site. Development would be very large in relation to the existing settlements and of such a different character that it would have a very significant adverse effect on them. The landscape would be unable to accommodate development of the proposed type and scale without total and adverse character change. The development conflicts directly with the Landscape Character. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative

			impacts on Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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) - 4 Listed Buildings on site (in East Cambridgeshire) and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. A busway using the Mereway route would have potential to negatively impact on heritage assets, as it would be nearer to listed buildings and a conservation area. Archaeology would require assessment through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		DARK GREEN = Development would create significant additional opportunities for renewable energy. Development would create major additional opportunities for renewable energy based upon potential for combined heat and power.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Development would deliver significant new public open space (around 114 hectares of

			new public open space).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site
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 Assumed network of town and local centres on site.
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 Assumed provision on site. (Currently 1,686m ACF from centre of site to Rosalind Franklin House, Waterbeach)
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith
Integration with Existing Communities	How well would the development on the site integrate with existing		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.

	communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN = Development would significantly enhance employment opportunities
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed by the construction of new secondary and primary.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)

			Assume provision on site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Assumed provision of cycling improvements along with a busway to Cambridge would form part of mitigation package.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15 minute frequency. Potential for improved services in longer term.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 18. UPDATE: Score changed from 15 to 18 to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) New settlement would require new bus stops which would mostly fall within 800m of the site. Potential for Waterbeach Barracks to north Cambridge Busway to serve the site, providing access to residents of a new town. New public transport routes through the town to provide accessible services. (scoring revised for consistency with other major sites with new public transport provision) (Currently 1,087m ACF from the centre of the site to the nearest bus stop - Research Park Entrance (9 service)). UPDATE: Score changed from Amber = Within 800m to GG = Within 400m.
Frequency of Public Transport			G = 20 minute frequency (4) New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. 196 service - less than hourly service.

			9 service - hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 36 minutes to Ely. 9 service - 25 minutes to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.90km 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?		G = <400m New train station proposed on the Ely to Cambridge railway line to serve village and the new town site.
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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site. (Score changed from Red)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity.

			Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC 231(built area only)	
Consultation Reference numbers: 4 (I&O1 2012)	
Site name/address: Land north of Waterbeach (built area only)	
Map: 	
Site description: Waterbeach Barracks and a disused airfield, large arable fields and farms, a golf course, rough grassland, scattered woodland and water features. This site considers the area comprising existing buildings.	
Current use(s): A range of buildings, including residential blocks.	
Proposed use(s): Residential.	
Site size (ha): South Cambridgeshire: 58.15 ha.	
Potential residential capacity: 930 dwellings (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land. Barracks is unclassified. Bus priority measures, Park & Ride, cycling

			and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. This would result in the loss of agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. They would have a major beneficial effect on the reduction of greenhouse gas emissions, and local 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
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) 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 and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

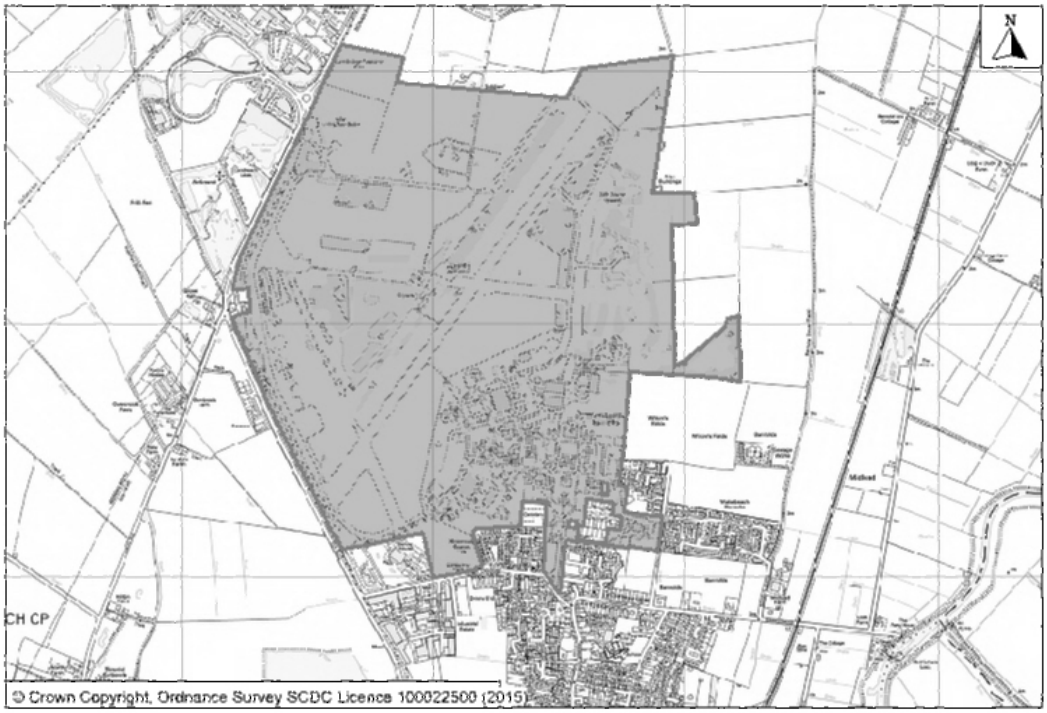
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) No impact. Generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits

			would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. A busway using the Mereway route would have potential to negatively impact on heritage assets, as it would be nearer to listed buildings and a conservation area. Archaeology would require further assessment.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assumed provision would be made on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision would be made on site
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or	How far is the site from the nearest		R = >800m

Local Centre	District or Local centre?		1,210km ACF to Chapel Street, Waterbeach, surrounded by a cluster of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 727m ACF from centre of site to Rosalind Franklin House, Waterbeach.
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).
Community Facilities	Will it encourage and enable engagement in community activities?		RED = Allocation would lead to loss of community facilities Base closure has curtailed access to MOD facilities.
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 Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main		GREEN = <1km or allocation is for or includes a significant element of

	employment centre?		employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities Infrastructure improvements may be required, but constraints can be addressed.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity may not be sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume provision on site
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.4km 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 13.
Distance: bus stop / rail station			G = Within 600m (4) 520m ACF from the centre of the site to the nearest bus stop - Winfold Road (9 service).)

Frequency of Public Transport			R = Hourly service (2) 9 service - hourly service Potential for improvement associated with development.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 9 service - 35 minutes to Ely (Waterbeach, Winfold Road to Ely, Market Street). **9 service - 31 minutes to Cambridge** (Waterbeach, Winfold Road to Cambridge, Drummer Street Bus Station).
Distance for cycling to City Centre			G = 5km to 10km (4) 9.22km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,636m 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC231 (MOD only)	
Consultation Reference numbers: 3 (I&O1 2012)	
Site name/address: Land north of Waterbeach (MOD only)	
Map:  	
Site description: A flat site to the immediate north of Waterbeach comprising Waterbeach Barracks and a disused airfield, large arable fields and farms, a golf course, rough grassland, scattered woodland and water features. This option considers the MOD site only. The A10 runs down its western flank and beyond it is the Cambridge Research Park. The railway line between Cambridge and Ely runs down its eastern flank. Site boundaries are sometimes hedged with scattered trees.	
Current use(s): Military Barracks	
Proposed use(s): Mixed use new community forming a new town to the north of Waterbeach village, with employment, town centre, local centres, education, sports facilities, new train station and bus interchanges, a segregated bus route to Cambridge, and public open space and including an appropriate setting for the Denny Abbey Scheduled Monument and village separation.	
Site size (ha): South Cambridgeshire: 280.2 ha.	
Potential residential capacity: 7,600 dwellings (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL 25% to 74% Previously Developed Land (PDL). Military barracks and airfield.
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. Airfield is unclassified. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. This would result in the loss of agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Adverse impact Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. They would have a major beneficial effect on the reduction of greenhouse gas emissions, and local air quality.
AQMA	Is the site within or near to an AQMA,		GREEN = >1,000m of an AQMA, M11, or A14

	the M11 or the A14?		
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate. Small part of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. Developers propose to move the WWTW off site which would mitigate this impact.
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, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	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 Bus priority measures, Park & Ride, cycling

	geodiversity? (Including International and locally designated sites)		and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
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 Development would deliver new Green Infrastructure.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the

			development site would mean a high inter-visibility between sections of the development and reinforce its dominance in the landscape when viewed from outside the site. Development would be large in relation to the existing settlements and of such a different character that it would have an adverse effect on them. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative

			impacts on Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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) - 4 Listed Buildings on site (in East Cambridgeshire) and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments . Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. A busway using the Mereway route would have potential to negatively impact on heritage assets, as it would be nearer to listed buildings and a conservation area. Archaeology would require assessment through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		DARK GREEN = Development would create significant additional opportunities for renewable energy. Development would create major additional opportunities for renewable energy based upon potential for combined heat and power.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards.

			Development would deliver significant new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site
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 Assumed network of town and local centres on site.
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 Assumed provision on site
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith
Integration with Existing Communities	How well would the development on the site integrate with existing		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.

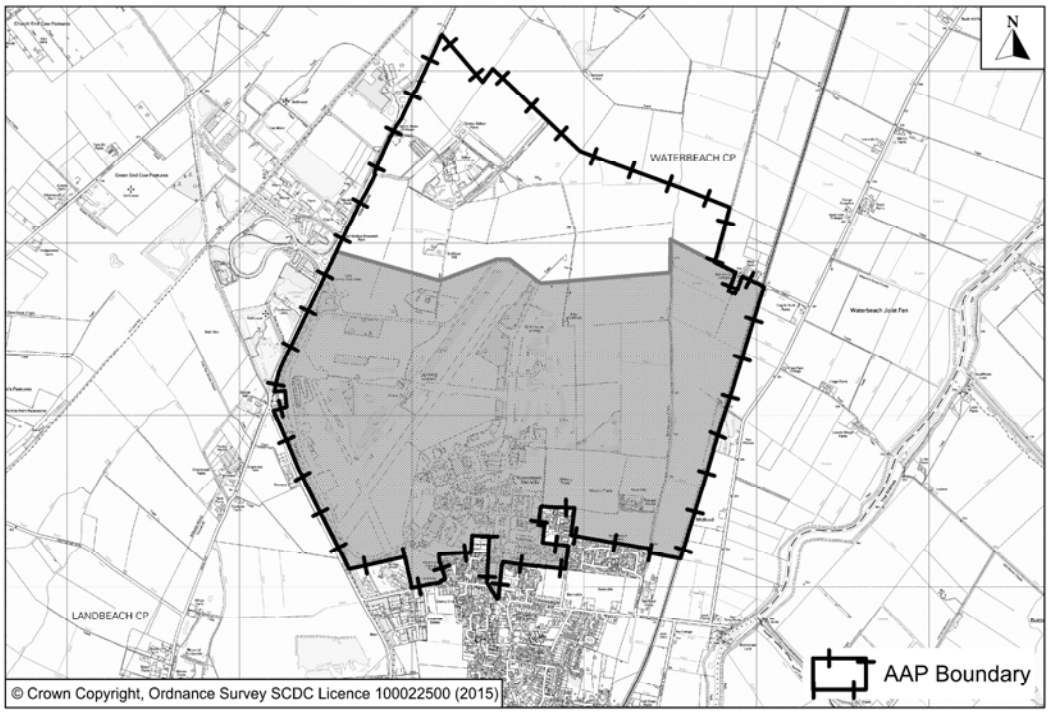
	communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN = Development would significantly enhance employment opportunities
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed by the construction of new secondary and primary schools.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)

			Assumed provision on site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. TSCSC envisages cycling improvements alongside public transport improvements. Assumed provision of cycling improvements along with a segregated busway to Cambridge would form part of mitigation package.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15 minute frequency. Potential for improved services in longer term.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18. UPDATE: Score changed from 15 to 18 to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) New settlement would require new bus stops which would mostly fall within 800m of the site. Potential for Waterbeach Barracks to north Cambridge Busway to serve the site, providing access to residents of a new town. New public transport routes through the town to provide accessible services. (scoring revised for consistency with other major sites with new public transport provision) (Currently 1,087m ACF from the centre of the site to the nearest bus stop - Research Park Entrance (9 service)). UPDATE: Score changed from Amber = Within 800m to GG = Within 400m.
Frequency of Public Transport			G = 20 minute frequency (4) Potential to deliver a High Quality Public

			Transport corridor linking the new town to Cambridge. HQPT corridor would create bus service frequency of 15 minutes or better. (Currently 9 service - hourly service)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Future journey time could be affected by transport improvements, particularly if segregated bus links were introduced. Currently 9 service - 28 minutes to Ely (Landbeach, Research Park Entrance to Ely, Market Street). 9 service - 27 minutes to Cambridge (Landbeach, Research Park Entrance to Cambridge, Drummer Street Bus Station).
Distance for cycling to City Centre			G = 5km to 10km (4) 9.68km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m Less incentive to deliver new station given relationship of this site with railway line.
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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site.
Non-Car Facilities	Will it make the transport network		GREEN = Significant improvements to public transport, cycling, walking facilities

	safer for public transport, walking or cycling facilities?		Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity. Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC 231a	
Consultation Reference numbers:2&3 (I&O 2012)	
Site name/address: New Town north of Waterbeach	
Map:	



Site description:
A flat site to the immediate north of Waterbeach comprising Waterbeach Barracks and a disused airfield, large arable fields and farms, a golf course, rough grassland, scattered woodland and water features. Denny Abbey sits within the north western corner of the site. A Waste Water Treatment Works (WWTW) sits within the south eastern corner of the site. The A10 runs down its western flank and beyond it is the Cambridge Research Park. The railway line between Cambridge and Ely runs down its eastern flank. Site boundaries are sometimes hedged with scattered trees.

NOTE: Site area reflects the proposed submission Local Plan, following site visits and discussions with English Heritage, with particular reference to the historic significance of Denny Abbey.

Current use(s): Military Barracks / Agriculture

Proposed use(s): Mixed use new community comprising 8,000 to 9,000 dwellings forming a new town to the north of Waterbeach village, with employment, town centre, local centres, education, sports facilities, new train station and bus interchanges, a segregated bus route to Cambridge, and public open space and including an appropriate setting for the Denny Abbey Scheduled Monument and village separation.

Site size (ha): South Cambridgeshire: Major Development Site 407.3 ha. Area within the Area Action Plan boundary 578 ha.

Potential residential capacity: 8,000 to 9,000 dwellings (average 40 dph)

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL Military barracks and airfield.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Majority of site is classified as Grade 2, with some Grade 3. Airfield is unclassified. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. This would result in the loss of agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Adverse impact Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. They would have a major beneficial effect on the reduction of greenhouse gas emissions, and local air quality.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or

	near to an AQMA, the M11 or the A14?		A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate. Small part of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. Developers propose to move the WWTW off site which would mitigate this impact.
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 for minor benefits through remediation of minor contamination, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to, or local area will be developed as greenspace. No or negligible impacts Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits

	(Including International and locally designated sites)		would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds. Northern part of the site, proposed to remain free from development, will provide major opportunities for mitigation. Due to the range of habitats currently found in this site an impact would be upon a range of species. The site is currently subject to a low level of human disturbance. The site contains some populations of plants unrecorded elsewhere within the county. Any development of this large site would require extensive ecological investigation (possibly over several years) as part of the EIA process. Opportunity for habitat linkage/enhancement/restoration balanced by threats to existing features. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Proposed route do not pass through any identified sites of ecological designation.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Development would deliver significant new Green Infrastructure. The northern part of the site area can deliver new public open space and a significant landscaped setting

			for Denny Abbey.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site would mean a high inter-visibility between sections of the development and reinforce its dominance in the landscape when viewed from outside the site. Development would be large in relation to the existing settlements and of such a different character that it would have an adverse effect on them. Significant mitigation measures are proposed, in particular utilising the northern part of the site to reduce wider landscape impacts, including on Denney Abbey. Reducing the built area of the development, and the density, will enable additional tree planting and boundary treatment, and reduce building heights. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10

			corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
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 Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. Landscape impacts are uncertain at this stage. A busway using the Mereway route would have significant negative landscape impacts. There are potential negative impacts on Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - 4 Listed Buildings on site, and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Impacts on Denny Abbey can be mitigated through setting back the built form away from Denny Abbey, significant landscaping and boundary treatments, and controls over building heights. Bus priority measures, Park & Ride, cycling and pedestrian improvements, and highways improvements on the A10 corridor, planned to secure wider benefits would also be required to serve this site. A busway using the Mereway route would have potential to negatively impact on heritage assets, as it would be nearer to listed buildings and a conservation area. Archaeology would require assessment through the development process.

CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		DARK GREEN = Development would create significant additional opportunities for renewable energy. Development would create major additional opportunities for renewable energy based upon potential for combined heat and power.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Great majority of site within Flood Zone 1 and no drainage issues that cannot be Appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Development would deliver significant new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site
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 Assumed network of town and local centres on site.
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 Assumed provision on site.
Key Local Facilities	Will it improve quality and range of key local services and		GREEN = New local facilities or improved existing facilities are proposed of significant benefit

	facilities including health, education and leisure (shops, post offices, pubs etc?)		New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith
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 in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Development would include employment opportunities. Also adjoins the Cambridge Research Park site.
Employment - Land	Would development result in the loss of		DARK GREEN = Development would significantly enhance employment opportunities

	employment land, or deliver new employment land?		Development would significantly enhance employment opportunities. Much of the new employment provision would take place beyond 2031.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. Waste Water Treatment Works would be relocated off site.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed by the construction of new secondary and primary schools.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Assume provision on site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. TSCSC envisages cycling improvements alongside public transport improvements. Assumed provision of cycling improvements along with a segregated busway to Cambridge would form part of mitigation package.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15 minute frequency. Potential for improved services in longer term.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		GREEN = Score 15-19 from 4 criteria below Total score 18. UPDATE: Score changed from 15 to 18 to

	public transport, and cycling. Scores determined by the four criteria below.		reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) Potential for Waterbeach Barracks to north Cambridge Busway to serve the site, providing access to residents of a new town. New public transport routes through the town to provide accessible services. (scoring revised for consistency with other major sites with new public transport provision) (Currently 1,087m ACF from the centre of the site to the nearest bus stop - Research Park Entrance (9 service)). UPDATE: Score changed from Amber = Within 800m to GG = Within 400m.
Frequency of Public Transport			G = 20 minute frequency (4) Potential to deliver a High Quality Public Transport corridor linking the new town to Cambridge. HQPT corridor would create bus service frequency of 15 minutes or better. (Currently 9 service - hourly service)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Future journey time could be affected by transport improvements, particularly if segregated bus links were introduced. Currently 9 service - 28 minutes to Ely (Landbeach, Research Park Entrance to Ely, Market Street). 9 service - 27 minutes to Cambridge (Landbeach, Research Park Entrance to Cambridge, Drummer Street Bus Station).
Distance for cycling to City Centre			G = 5km to 10km (4) 9.68km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		G = <400m New train station to relocate existing Waterbeach station proposed on the Ely to Cambridge railway line to serve village and the new town.
Access	Will it provide safe		AMBER = Insufficient capacity / access.

	access to the highway network, where there is available capacity?		Negative effects capable of appropriate mitigation. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model or similar analysis agreed with HE and the LHA. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site and will need to take account of and facilitate the delivery of schemes identified through the City Deal Programme for the A10 and Milton Road corridors.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity. Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC239	
Consultation Reference numbers: 17 (I&O 2012)	
Site name/address: Land west of Lower Cambourne	
Map:	



Site description: The site lies to the west of Lower Cambourne and the Cambourne Business Park and adjoins the A1198 to the west and south, with open countryside beyond. The site adjoins the A428, two existing dwellings, a small-scale employment site, and a former restaurant site to the north, with open countryside beyond.

The site consists of a large area of open countryside surrounding Swansley Wood Farm, which is now a small-scale employment site. Hedges and ditches provide boundaries to the individual fields within the site. The western boundary includes sections of mature woodland that screen the site from the A1198. A belt of trees runs along the western section of the northern boundary that screens the site from the A428 and additional trees have been planted further along the northern boundary as part of the A428 improvements. These will provide some screening of the site in the future once the trees have matured.

Additional trees have been planted on bunds along the southern boundary of the site as part of the A1198 (Caxton Bypass) works. The bunds already form some screening of the existing settlement of Lower Cambourne. The screening will be improved once the trees have matured.

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

Proposed use(s): Linked fourth village extension to the west of Cambourne for 2,250 dwellings planned around the new secondary school being promoted by Cambridgeshire County Council, with employment, local centre, health and community uses, and public open space.

Site size (ha): South Cambridgeshire: 150.88 ha.

Potential residential capacity: 2,250 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 150 ha).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of 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
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. Traffic noise from the A428 and A1198 should be capable of mitigation. Some possible issues with noise from adjoining commercial / industrial site that may require offsite mitigation.
Contamination	Is there possible contamination on		GREEN = Site not within or adjacent to an area with a history of contamination

	the site?		
Water	Will it protect and where possible enhance the quality 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 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 Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site,, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement through the planting of additional copses, extending hedgerows into the site, and the creation of new ponds. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits as well as this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 = Development could deliver significant new green infrastructure Development would create minor opportunities for new Green Infrastructure.

	green infrastructure?		New landscaping associated with development of this site will create access to areas of open space within and on the edge of the development including designed greenways and connections to the existing green spaces in Cambourne.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of this site would be visible in many long distant views, would reduce the long countryside views into shorter ones, and would bring the development at Cambourne slightly closer to nearby villages, however it would be possible to develop this site without significant harm to landscape character through new landscaping. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the

			adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the American Cemetery, a registered park and garden. If works were able to be carried out on line or an alternative alignment this might alleviate the adverse effects.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Development could create minor additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create opportunities for new public open space.

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km On site provision assumed
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m On site provision assumed
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 Assume provision of new local centre on site. 1,450m from the centre of Cambourne (Broad Street), surrounded by a range of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m Assumed served by Existing Cambourne 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). New local facilities or improved existing facilities are proposed of benefit.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable).
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 The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres. Development could support the vitality or viability of the existing Cambourne 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
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 Policy SS/8 proposes to relocate the existing commitments remaining on the business park to the northern part of the land west of Cambourne.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require a significant amount of new electricity network. There is no spare mains water capacity within the distribution zone. System reinforcement of the gas network is likely to be necessary to accommodate the development of this site. Significant infrastructure upgrades to the sewerage network will be required to accommodate this proposal.

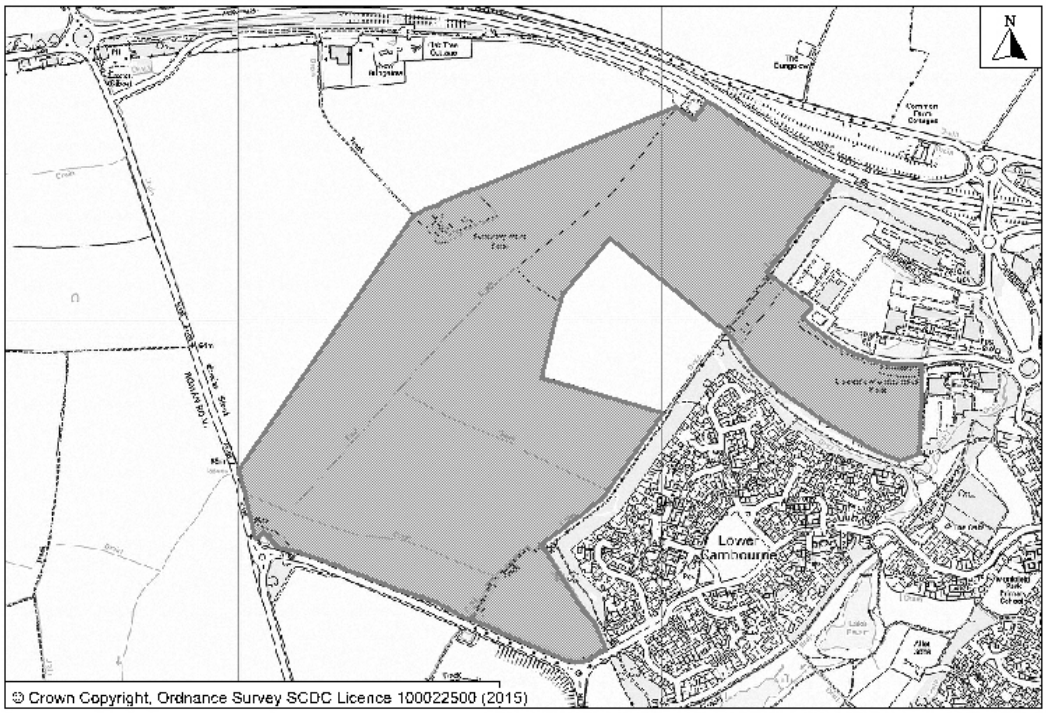
			UPDATE: Site is to be served by Papworth STW rather than Uttons Drove.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site surrounds Cambourne Village College site
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. TSCSC identifies an aim to create high quality pedestrian and cycling facilities alongside public transport improvements. The City Deal A428 public transport corridor scheme includes potential cycle improvements as part of the scheme (currently the subject of consultation), varying form off-road route options to more limited improvements such as cycle use of bus lanes. The City Deal programme includes the provision of a high quality cycle and pedestrian link between Cambourne and Cambridge, irrespective of whether this is provided through the A428 public transport scheme. Scored as amber, but potential for higher scores subject to the outcome of the City Deal scheme.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15 minute frequency. Potential for improved services in longer term.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		GREEN = Score 15-19 from 4 criteria below Total score 13. UPDATE: Score updated from 13 to 16 to

	public transport, and cycling. Scores determined by the four criteria below.		reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) UPDATE: Change from Amber to Dark Green, consistent with other major sites. Development of this scale would require new dedicated bus routes through the site. (currently 880m to nearest bus stop from centre of site)
Frequency of Public Transport			G = 20 minute frequency (4) Citi 4 service - 20 minute service. A 15 minute frequency or better (this is identified in the TSCSC related to the A428 corridor and sites in the submitted Local Plan).
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 35 minutes from bus stop to the centre of Cambridge (Lower Cambourne, Woodfield Lane to Cambridge, Emmanuel Street). Potential Journey time improvements identified by the A428 Cambourne to Cambridge Corridor Study could reduce journey time to below 30min, but it depends on the option selected.
Distance for cycling to City Centre			A = 10km to 15 km (3) 11.23km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. The promoter has indicated that vehicular access to the site would be from the A1198 and from Sheepfold Lane.

			Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. UPDATE: A428 Caxton to Blackcat is identified in the Road Investment Strategy: Investment Plan - Department for Transport (December 2014). A full Transport Assessment and Residential Travel Plan would be required. Highway Authority has highlighted the A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading This development will also have an impact on the A1198/A428 Caxton Gibbet roundabout which already experiences congestion, also on the A428 single carriageway section between St Neots and Caxton Gibbet. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for the site and will need to take account and facilitate the delivery of schemes identified through the City Deal Programme for the A428 and Madingley Road corridors.
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. UPDATE: The County Council consolidated and confirmed its approach towards development on the St Neots and Cambourne to Cambridge Transport Corridor in its Transport Strategy 2013 which provides for a development at Cambourne West and Bourn Airfield and which models the transport impacts of development proposals. The measures include: an outer Park and Ride site,

			extensive bus priority and bus infrastructure improvements including on the A428 and A1303 and extending as far as Queens Road in Cambridge, and within and between the new developments, bus priority measures at the A428/A1198 roundabout, cycling infrastructure including links to Cambridge and measures to mitigate traffic impacts on local villages

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC239a (revised boundary) (includes parts of 239 and 303)	
Consultation Reference numbers: 17 (I&O 2012) (part) and H1 (I&O2 2013)	
Site name/address: Land west of Lower Cambourne including land at the Cambourne Business Park.	
Map:	



Site description: The site lies to the west of Lower Cambourne including undeveloped land at the Cambourne Business Park to the south of the access road. It adjoins the A428 to the north east and the A1198 to the south and west to a point just north of the roundabout on the A1198 north of Caxton.

The site consists of a large area of open countryside extending as far west as Swansley Wood Farm, which is now a small-scale employment site.

Hedges and ditches provide boundaries to the individual fields within the site. The A428 and the A1198 are bounded by woodland areas and mature hedgerows which partly screen the site from view from nearby roads. Additional trees have been planted on bunds along the southern boundary of the site as part of the A1198 (Caxton Bypass) works. The bunds already form some screening of the existing settlement of Lower Cambourne. The screening will be improved once the trees have matured. The existing boundary with Cambourne consists of a woodland belt which is rapidly maturing. The one exception is the new Cambourne Village College which juts into the site to the west of Lower Cambourne and which is a large bulky building highly visible from a number of viewpoints.

Current use(s): The majority of the site is currently in agricultural use as arable land. The remainder is undeveloped land at the Cambourne Business Park

Proposed use(s): Linked fourth village extension to the west of Cambourne for 1,200 dwellings planned around the new secondary school, with employment, local centre, community services and facilities, and public open space.

Site size (ha): South Cambridgeshire: 92 ha.
Potential residential capacity: 1,200 dwellings (average 33 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 77 ha). Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. This may require agricultural land if offline routes are identified.
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. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of 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
Pollution	Are there potential Odour, light noise and vibration problems if the site		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring

	is developed, as a receptor or generator (including compatibility with neighbouring uses)?		uses. Traffic noise from the A428 and A1198 should be capable of mitigation. Some possible issues with noise from adjoining commercial / industrial site that may require offsite mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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 Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement through the planting of additional copses, extending hedgerows into the site, and the creation of new ponds. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits as well as this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
TPO	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees

	adjacent protected by a Tree Preservation Order (TPO)?		
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Development would create minor opportunities for new Green Infrastructure. New landscaping associated with development of this site will create access to areas of open space within and on the edge of the development including designed greenways and connections to the existing green spaces in Cambourne.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would be visible in many long distant views, would reduce the long countryside views into shorter ones, and would bring the development at Cambourne slightly closer to nearby villages, however it would be possible to develop this site without significant harm to landscape character through new landscaping. The smaller footprint would reduce the landscape impact. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a

	and scale of development?		neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the American Cemetery, a registered park and garden. If works were able to be carried out on line or an alternative alignment this might alleviate the adverse effects.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply

			Development could create minor additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km On site provision assumed
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m On site provision assumed
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,450m from the centre of Cambourne (Broad Street), surrounded by a range of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m Assumed served by Existing Cambourne 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). New local facilities or improved existing facilities are proposed of benefit.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible

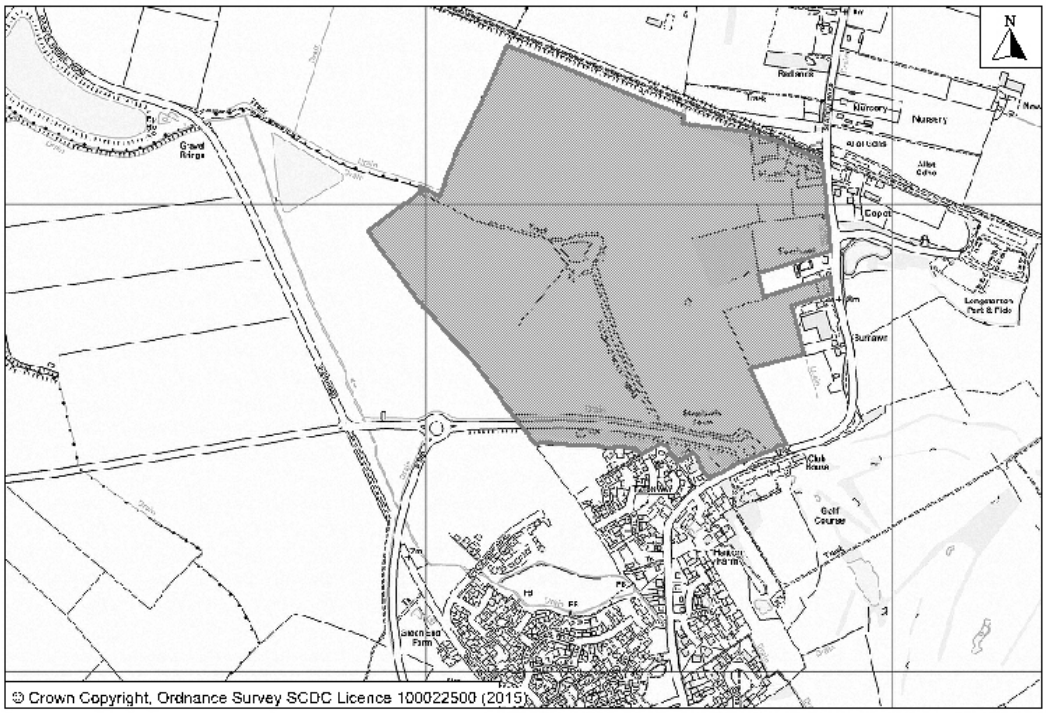
			New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable).
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / 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 The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres. Development could support the vitality or viability of the existing Cambourne 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
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 Policy SS/8 proposes to relocate the existing commitments remaining on the business park to the northern part of the land west of Cambourne.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require a significant amount of new electricity network. There is no spare mains water capacity within the distribution zone.

			System reinforcement of the gas network is likely to be necessary to accommodate the development of this site. Significant infrastructure upgrades to the sewerage network will be required to accommodate this proposal. UPDATE: Site is to be served by Papworth STW rather than Uttons Drove.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Potential for Cambourne VC to be expanded to accommodate the additional demand arising from a development of this scale.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision on site
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site surrounds Cambourne Village College site
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. TSCSC identifies an aim to create high quality pedestrian and cycling facilities alongside public transport improvements. The City Deal A428 public transport corridor scheme includes potential cycle improvements as part of the scheme (currently the subject of consultation), varying form off-road route options to more limited improvements such as cycle use of bus lanes. The City Deal programme includes the provision of a high quality cycle and pedestrian link between Cambourne and Cambridge, irrespective of whether this is provided through the A428 public transport scheme. Scored as amber, but potential for higher scores subject to the outcome of the City Deal scheme.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances TSCSC refers to services of at least 15

			minute frequency. Potential for improved services in longer term.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16. UPDATE: Score changed from 13 to 16 to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) UPDATE: Change from amber to dark green, consistent with other major sites. Development of this scale would require new dedicated bus routes through the site.
Frequency of Public Transport			G = 20 minute frequency (4) Citi 4 service - 20 minute service. A 15 minute frequency or better (this is identified in the TSCSC related to the A428 corridor and sites in the submitted Local Plan).
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 minutes from bus stop to the centre of Cambridge (Lower Cambourne, Woodfield Lane to Cambridge, Emmanuel Street). Potential Journey time improvements identified by the A428 Cambourne to Cambridge Corridor Study could reduce journey time to below 30min, but it depends on the option selected.
Distance for cycling to City Centre			A = 10km to 15 km (3) 11.32km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. The promoter has indicated

			that vehicular access to the site would be from the A1198 and from Sheepfold Lane. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. UPDATE: A428 Caxton to Blackcat is identified in the Road Investment Strategy: Investment Plan - Department for Transport (December 2014). A full Transport Assessment and Residential Travel Plan would be required. Highway Authority has highlighted the A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading This development will also have an impact on the A1198/A428 Caxton Gibbet roundabout which already experiences congestion, also on the A428 single carriageway section between St Neots and Caxton Gibbet. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for the site and will need to take account and facilitate the delivery of schemes identified through the City Deal Programme for the A428 and Madingley Road corridors.
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. UPDATE: The County Council consolidated and confirmed its approach towards development on the St Neots and Cambourne to Cambridge Transport Corridor in its Transport Strategy 2013 which provides for a development at Cambourne West and Bourn Airfield and which models the transport impacts of development proposals. The measures

			include: an outer Park and Ride site, extensive bus priority and bus infrastructure improvements including on the A428 and A1303 and extending as far as Queens Road in Cambridge, and within and between the new developments, bus priority measures at the A428/A1198 roundabout, cycling infrastructure including links to Cambridge and measures to mitigate traffic impacts on local villages

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC 242	
Consultation Reference numbers: 1 (I&O 20112)	
Site name/address: Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	
Map:  © Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)	
Site description: The site is located to the north of the village of Longstanton on the B1050, which heads northwards into Willingham. Its northern boundary abuts the route of the Cambridgeshire Guided Busway. It is primarily agricultural land with the B1050 bypass running through it to the south and developed land including buildings to the north-eastern part of the site adjacent the B1050. The land abuts the core site of the new town of Northstowe and is identified in the Northstowe Area Action Plan 2007 (NAAP) as forming the strategic reserve land under policy NS/3/g.	
Current use(s): Mainly farming and other business uses	
Proposed use(s): To form an extension to the new town of Northstowe, residential development comprising approximately 900 dwellings with employment, retail, community uses, commercial uses and public open space	
Site size (ha): South Cambridgeshire: 56.08 ha.	
Potential residential capacity: 897 dwellings (40 dph) on 22.43 ha.	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL This large site includes a small established business and yard to the north.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - approximately 2/3 of the site is Grade 2 (whole site is over 56 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Approximately half 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 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. Close to the Councils' Air Quality Management Area. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. Close proximity to the B1050 bypass to the south & east and the Guided Bus to the north with prevailing winds from the south west - traffic noise will need assessment. South east of the site is close to Hydro Eu Ltd, Station Road a medium to large sized industrial type unit / uses - noise from activities / plant and equipment 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. Possible noise and malodour from nearby Southwell Farm, Station Road. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but

			dependent on location of site entrance.
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 is in commercial / industrial use and it is adjacent to the Guided Busway (old railway line) and may have contaminated land. Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue.
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		GREEN = Site does not contain or adjoin any protected trees

	adjacent protected by a Tree Preservation Order (TPO)?		
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes provision of public open space and possible link to bridleway along the Guided Busway.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The development is at odds with the local landscape character and would have an adverse effect on the local landscape by adding a substantial urban extension into an open and rural landscape. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the development and the village, and a soft, integrated edge treatment.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would be large in relation to the existing village settlements and would adversely affect the landscape setting of Longstanton to the extent that it may be difficult to view Longstanton as separate from Northstowe. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the

			development and the village, and a soft, integrated edge treatment. Structural landscape will also be required within the development with some views to existing horizons and landscape features retained.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Development would create minor additional opportunities for renewable energy. The assumption is that as an extension to Northstowe it should be possible to continue the exemplar of sustainability standards.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the site to the west is within Flood Zones 2 and 3a but the Northstowe Development Framework Document (DFD) that has recently been submitted identifies this land as open space.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km

Facilities	sports facilities?		1.1km ACF from centre of the site to Longstanton Recreation Ground, closer to planned Northstowe sports hub.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Play space would be required onsite as part of the wider Northstowe Reserve development.
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 Centre point of site beyond 1,000m of nearest existing centre. Majority of site would be within 800m of any new local centre developed as part of site.
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 1,422m ACF from centre of site to Longstanton Branch Surgery. Provision in Northstowe in the Longer term.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space.
Integration with Existing Communities	How well would the development on the site integrate with existing		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.

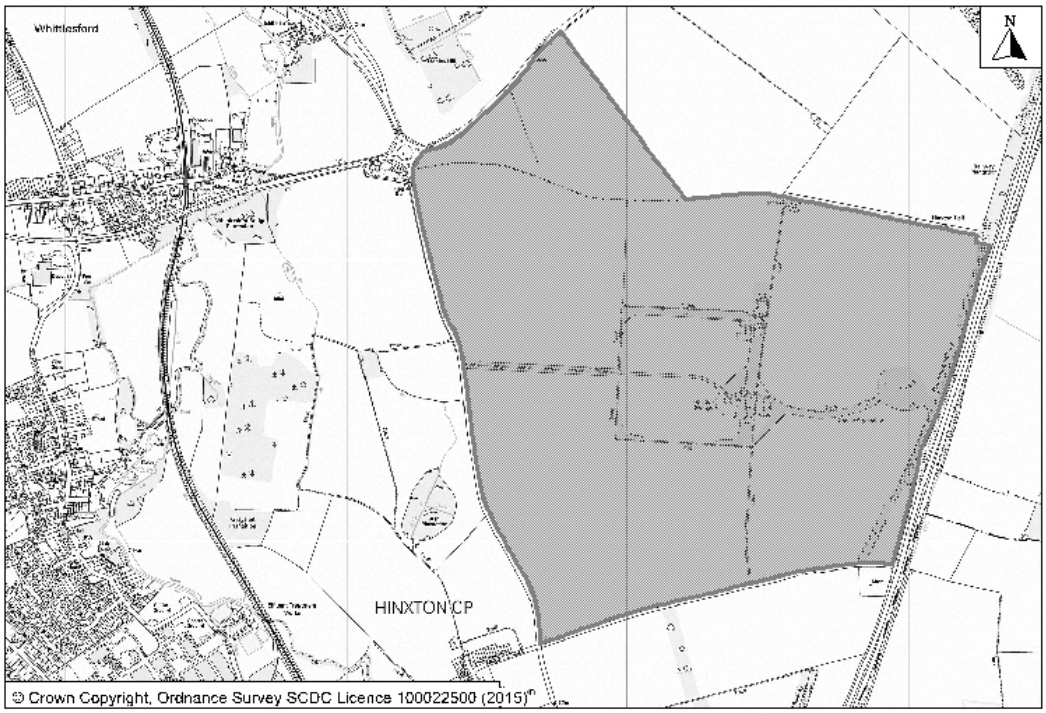
	communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Northstowe now town includes significant employment development.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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. Gas will require a Pressure Reduction Station to be built to allow a local low

			pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. As the reserve land would be one of the last phases of Northstowe to be developed the capacity of these schools, and their ability to extend would need to be assessed nearer to the time. As the DFD is considering this site the location of schools, and their site size will be taken into account.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 1,122m ACF from centre of site to Hatton Park School, Longstanton, but closer to a planned Northstowe primary school.
Distance: Secondary School	How far is the nearest secondary school?		A = 1- 3km 3.3km ACF from centre of site to Swavesey Village College, but significantly closer to planned Northstowe Secondary school.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Guided busway meets most aspects of HQPT definition, but hourly service in evenings.
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. UPDATE: Score changed from 15 to 14 to correct total score.
Distance: bus			A = Within 800m (3)

stop / rail station			708m ACF from the centre of the site to the nearest bus stop (Citi 5 - Longstanton). 883m ACF from the centre of the site to the nearest guided busway stop (Longstanton).
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Citi 5 - 33 Minutes to Cambridge; 50 Minutes to St. Ives. Guided Busway - 23 Minutes to Cambridge; 10 Minutes to St. Ives.
Distance for cycling to City Centre			A = 10km to 15 km (3) 8.59km ACF from the centre of the site to St. Ives Market. 10.90km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 11,041m 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. Site will be heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of the sites in this area being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. Capacity on the B1050 may become an issue as the core area of Northstowe is developed - the Highway Authority is considering access to this site as part of the Phase I of the Northstowe site. UPDATE: from Red to Amber, as significant issues capable of being addressed. This area is included within the Northstowe Development Framework Document, and part of the 10,000 dwellings.
Non-Car Facilities	Will it make the transport network safer for public		GREEN = Significant improvements to public transport, cycling, walking facilities.

	transport, walking or cycling facilities?		Would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC 248	
Consultation Reference numbers: N/A	
Site name/address: Hanley Grange, east of A1301 and west of A11	
Map:	



Site description: The site comprises a very large area of land south of Pampisford, contained between the A1301 and A11 roads. The site is situated to the west of Duxford and immediately to the north west of Hinxton.

The land is largely in agricultural use although Hinxton Grange with it's associated buildings, are situated in the middle of the site. An avenue of trees leads from the A1301 to Hinxton Grange and ornamental tree planting is also associated with the Grange's designed park-like landscape setting. The disused railway line that follows the line of the A11 at the upper part of the site is now occupied by a narrow plantation woodland. However, the remainder of the site is very open, particularly to long distance views to the north-west; with the site visible from as far away as Magog Down.

Current use(s): The site is predominantly in agricultural use, with some buildings in the centre of the site associated with Hinxton Grange.

Proposed use(s): Hanley Grange new settlement comprising 5,000 dwellings, employment, retail, community uses, commercial uses and public open space.

Site size (ha): South Cambridgeshire: 264.56 ha.

Potential residential capacity: 5,000 dwellings (40 dph)

LAND			
PDL	Would development make use of previously		RED = Not on PDL Only a very small part of the site, at Hinxton

	developed land?		Grange in the centre of this very large site, is previously developed land.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 264 ha.)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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 proposal is of a significant size and close to busy road infrastructures. There is a potential for significant increases in traffic emissions and static emissions that could affect local air quality. Air quality would not give reason for objection although extensive and detailed air quality assessments will be required to assess the impact of such a development at pre-application stage.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation 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. Development should be compatible with neighbouring uses - the west of the site is bounded by and runs parallel to the A1301 and a mainline railway to east. However residential use is likely to be acceptable with careful noise mitigation SCDC has had pre-application discussions with the Genome Campus regarding proposals for 2 medium to large wind turbines on land immediately to the south. These uses may be incompatible and in conflict and it is uncertain whether mitigation

			measures on the proposed development site alone can provide an acceptable ambient noise environment.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development has the potential to affect water quality as the site is within Groundwater Source Protection Zones 1, 2 and 3. In the absence of detailed information, the assumptions for a minor negative / neutral impact are that the site is large enough to avoid incompatible development in Zone 1 and/or 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)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Minor negative impact on protected sites and species incapable of mitigation. Bush Park, River Cam and Shelford-Haverhill Disused Railway – Pampisford / Great Abington County Wildlife Sites lie approximately 750m to 2km from the site. Groundwater and spring flows to nearby wetland SSSI (Sawston Hall Meadows, Dernford Fen, Thriplow Peat Holes, Thriplow Meadows, Fowlmere Watercress Beds). Development will place additional pressure on an overstretched system. Surface run-off and pollution into the River Cam would reduce water quality, and provide pathways for eutrophication of aquatic and riparian habitats as well as SSSI. The river and surrounding land supports a wide range of protected species and it is likely that the standard suite of Cambridgeshire protected species will be present. The chalk substrate in the area is quite a hotspot for scarce arable plants, and a prime location for enhancement to encourage stone curlew back into Cambridgeshire. Several natural environment constraints which would

			require further survey and investigation. However, with an appropriate scale of development and careful design it should be possible to mitigate these 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 Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully mitigated) - Development could result in fragmentation of a large area of grassland in the centre of site but the site is lacking in hedgerows and trees, which are located in one part of the site, therefore there is potential for mitigation and habitat enhancement across the whole site.
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 Development would create minor opportunities for new Green Infrastructure. However, given the location of the site, constrained by major roads on most sides, and the distance of this site from nearby villages, this may only serve new residents.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The form, scale and character of the proposal is likely to be at odds with the local landscape, overwhelming the small-scale river valley landscape. Through careful planning, phasing and design mitigation measures can be incorporated into the site's design to reduce the visual impact of the development. However, mitigation of a large-scale development would be very difficult. The additional infrastructure required to connect the

			proposed development would add further damage.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The form, scale and character of the proposal is likely to be at odds with the local landscape and settlement pattern, overwhelming the local village character and small-scale river valley landscape. Through careful planning, phasing and design mitigation measures can be incorporated into the site's design to reduce the visual impact of the development. However, mitigation of a large-scale development would be very difficult. The additional infrastructure required to connect the proposed development would add further damage.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of three Conservation Areas, one Grade II* and a number of Grade II Listed Buildings, two Scheduled Monuments and contains significant archaeology potential. Several historic environment constraints and significant sites and settings potentially compromised. The need to preserve the setting of numerous historic features and areas imposes constraints on the development. However, with an appropriate scale of development and careful design it should be possible to mitigate these impacts. Significant archaeological interest is likely and will need early assessment.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		DARK GREEN = Development would create significant additional opportunities for renewable energy.

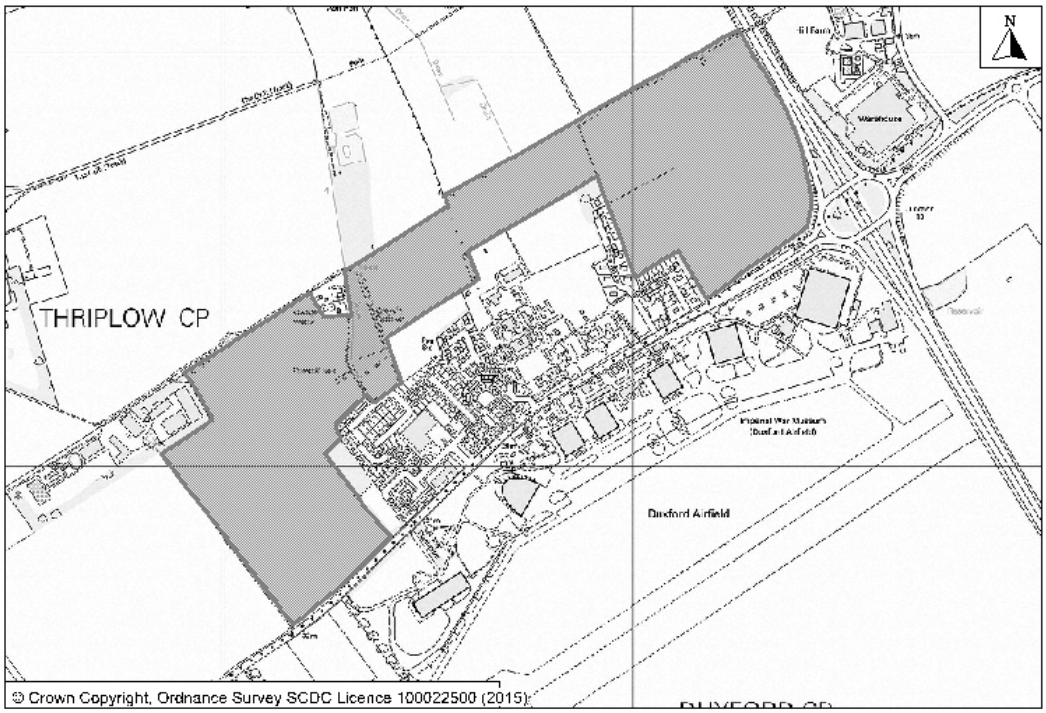
			Development of a new settlement of 5,000 would create major / minor additional opportunities for renewable energy, depending upon viability.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on site.
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 Centre point of site beyond 1,000m of nearest existing centre. Assume new centres developed as part of site.
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 Assume provision on-site
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. New settlement comprising 5,000 dwellings, employment, retail, community uses, commercial uses and public open space. The assumption is that due to the location of

			the site, it is of limited benefit many existing residents in nearby villages.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New facilities or improved existing facilities are proposed of minor benefit. New settlement comprising 5,000 dwellings, employment, retail, community uses, commercial uses and public open space. The assumption is that due to the location of the site, it is of limited benefit many existing residents in nearby villages.
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 Development would have no effect on vitality or viability of existing centres. The assumption is that any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN= Development would significantly enhance employment opportunities Development would support additional employment opportunities.
Utilities	Will it improve the level of investment		AMBER = Significant upgrades likely to be required, constraints capable of appropriate

	in key community services and infrastructure, including communications infrastructure and broadband?		mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. Electricity is not supportable from existing network. 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. Gas would require significant Medium Pressure reinforcement. Significant infrastructure upgrades will be required to the WWTW and sewerage network.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed through on-site provision.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume provision on site.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Existing routes form Granta Park to Cambridge. Would require a significant level of transport infrastructure to encourage more sustainable transport links. A route for such a link is unknown at this stage.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances If the improvements below were achieved.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport,		GREEN = Score 15-19 from 4 criteria below Total score of 17 UPDATE: Score changed from 14 to 17 - revised for consistency with other major

	and cycling. Scores determined by the four criteria below.		sites with new public transport provision)
Distance: bus stop / rail station			GG = Within 400m (6) UPDATE: New settlement would require dedicated public transport provision through the site. Currently 1,240m ACF from the centre of the site to the nearest bus stop (Citi 7).
Frequency of Public Transport			G = 20 minute frequency (4) New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 29 Minutes from Hinxton Bus stop to Cambridge. Promoter indicated potential to extended guided bus network, which could reduce journey time, but impact unknown.
Distance for cycling to City Centre			A = 10km to 15 km (3) 8.86km ACF from the centre of the site to Saffron Walden Market. 12.98km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,926m to Whittlesford 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. No capacity constraints identified that cannot be addressed, would result in minor improvement in highway capacity or improve highway access. The development will only be acceptable to the Highways Agency if development is as self contained as possible to minimise impact on the SRN – a less sustainable proposal could result in substantial impacts on these routes. The local highway authority would expect provision of at least two accesses, possibly three, which should be possible, alongside upgrade to the A1301 / A505 roundabout.
Non-Car Facilities	Will it make the transport network		GREEN = Significant improvements to public transport, cycling, walking facilities

	safer for public transport, walking or cycling facilities?		Would result in significant improvement to public transport, walking or cycling facilities. The development will only be acceptable to the Highways Agency if development is as self contained as possible to minimise impact on the SRN. The Highway Authority will require new development to provide or contribute to the provision of a significant level of new 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	**New Settlement**
Site reference number(s): SC251	
Consultation Reference numbers: N/A	
Site name/address: Land at Heathfield (north of Duxford Airfield)	
Map: 	
Site description: The site wraps around the settlement of Heathfield and part of the Imperial War Museum (IWM) complex to the north of the A505 and west of the M11. To the north and west of the site and east beyond the M11 is open countryside. The IWM north of the A505 is not accessible to the public and consists of the former Officers Mess and associated buildings. The mess is now redundant and other buildings are being used for a mixture of uses including offices and storage of museum archives. The site comprises of a number of arable fields.	
Current use(s): Agricultural land	
Proposed use(s): A new community of 450-550 dwellings with employment, retail, community uses, commercial uses and public open space	
Site size (ha): South Cambridgeshire: 60.11 ha.	
Potential residential capacity: 962 dwellings (40dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead		RED = Significant loss (20 ha or more) of grades 1 and 2 land

	to the loss of the best and most versatile agricultural land?		Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - Whole site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 9m 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)?		RED = Significant adverse impacts incapable of appropriate mitigation Development compatible with some neighbouring uses. Concerns at noise from M11 which forms the eastern boundary of the site and from A505. Residential only acceptable if high level of mitigation. Also odour from sewage treatment works and safeguarding area within Minerals and Waste LDF would impact on what parts of site could be developed. Environmental Health concerned about allocating site - noise and odour constraints must be further investigated. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)

			Site is adjacent to military land and also sewage works. Would need investigation. 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. The site is partly within Groundwater Source Protection Zone 1 but majority in Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact likely to result through indirect actions such as human disturbance of woodland and loss of feeding areas for bats through habitat change as grassland is lost or light pollution affects previously dark areas.
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,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

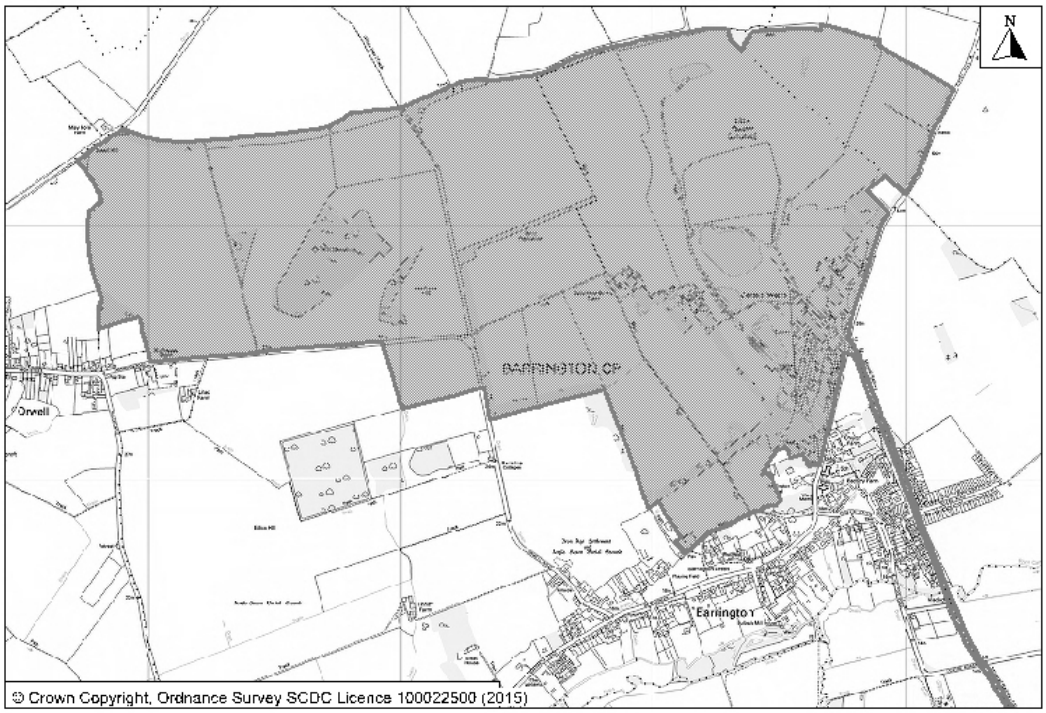
	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, incapable of mitigation. The scale of the development would greatly impact on small village of Heathfield, and the townscape of Duxford airfield (from SHLAA).
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development of the site would significantly impact on the setting of Duxford Airfield Conservation Area with its collection of listed buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy.

			Development would create minor additional opportunities for renewable energy. A new settlement of this scale would be expected to include many additional renewable energy options
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km On site provision assumed
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m On site provision assumed
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 Centre point of site beyond 1,000m of nearest existing centre. Majority of site would be within 800m of any new local centre developed as part of site.
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 3,762m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Promoter has indicated that the settlement will be a mixed use sustainable community.

Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be self sufficient and sustainable.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.9km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities. It is proposed that the new settlement be a mixed use community therefore this would mitigate the loss of employment as a result of developing the airfield site.
Utilities	Will it improve the level of investment		AMBER = Significant upgrades likely to be required, constraints capable of appropriate

	in key community services and infrastructure, including communications infrastructure and broadband?		mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is at capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,517m ACF from centre of site to Thriplow Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.
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 10
Distance: bus stop / rail station			A = Within 800m (3) New settlement would require new bus stops which would mostly fall within 800m of the site. 857m ACF from the centre of the site to the nearest bus stop.
Frequency of			G = 20 minute frequency (4)

Public Transport			New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Hourly Service
Public transport journey time to City Centre			RR= Greater than 50 minutes (0) 55 Minutes from Cambridge
Distance for cycling to City Centre			A = 10km to 15 km (3) 11.48km ACF from the centre of the site to Royston Market. 11.96km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,964m ACF from centre of site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. The promoter has stated that the development would result in increased bus service.
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	**New Settlement**
Site reference number(s): SC261	
Consultation Reference numbers: N/A	
Site name/address: Land at Barrington Quarry	
Map: 	
Site description: The site is north of Barrington. The eastern part of the site is a former quarry site, which has been extensively worked until 2008. It is currently going through a programme of restoration. The remainder of the site is farmland apart from a thin strip of land that follows the rail way line from the quarry which links to the main line railway to the south.	
Current use(s): Quarry and Cement Works – Ceased 2008 / remainder of site is farmland	
Proposed use(s): Residential-led mixed use development of up to 3,250 dwellings with supporting infrastructure and community facilities.	
Site size (ha): South Cambridgeshire: 404.99 ha.	
Potential residential capacity: 3,250 dwellings as proposed by the promoter (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL Approximately a third of the site is a former quarry and cement works - this is previously developed land / the rest is farmland
Agricultural Land	Would development lead to the loss of the best and most versatile		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land

	agricultural land?		(Grades 1 and 2) - Majority of very large site is Grade 2 but a belt of Grade 3 runs through the middle of the site where the chalk is underlying.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves. Site allocation for chalk adjacent to existing quarry area. Around existing quarry and allocation is a waste consultation area. A quarter of the site is a safeguarding area for chalk in the Minerals and Waste LDF.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Concerns at noise from adjoining Barrington Hall that has entertainment events - could mitigate since very large site by having buffer to protect residential uses on site from noise. Also concerns at noise and malodour from nearby farms - bringing this closer to residential areas - need for buffer zones. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated.

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) Eastern part of site is a former quarry and also has a number of areas of filled land. The whole site would therefore require investigation. This could be dealt with by condition. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Minor negative impact on protected sites and species incapable of mitigation. A quarter of the site is an SSSI for geological importance. Could be significant but given overal size of site could design to mitigate damage to SSSI. Promoters indicate that they would work with Natural England and University of Cambridge and Natural History Museum to protect future of SSSI.
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 Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully mitigated) Some mitigation will be achieved through the development process. Greatest impact likely to be upon woodland habitats through disturbance and general change of use from unmanaged to amenity. Many groups of trees and mature hedgerows would need to be retained within design. Extensive loss of arable farmland.
TPO	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees

	adjacent protected by a Tree Preservation Order (TPO)?		No TPO's present on the proposed area however there are significant hedges and blocks of woodland that need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure. Promoters have mentioned that a new country park would be included in the development of the site.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on edge of Barrington. Development of this site would be very intrusive. Huge views are available to the north, east and south of the site. It is a dramatic landscape, and deeply rural in character.
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). All local villages would be totally dominated by the scale of the development. Barrington and Orwell could become physically linked.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not within the Green Belt, but the GB extends along its northern and eastern boundary.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation		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)

	areas, listed buildings, registered parks and gardens and scheduled monuments)?		- Setting of four conservation areas would be affected by development of this site. Southern boundary of site adjoins Barrington Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Development would create minor additional opportunities for renewable energy. A new settlement of this scale would be expected to include many additional renewable energy options
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. Very small part of site is within flood zone 2.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Development would deliver significant new public open space. Promoter has indicated that a country park would be delivered with formal and informal recreation facilities to serve the southern and western part of the district.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km On site provision assumed
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision On site provision assumed
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or	How far is the site from the nearest		R = >800m

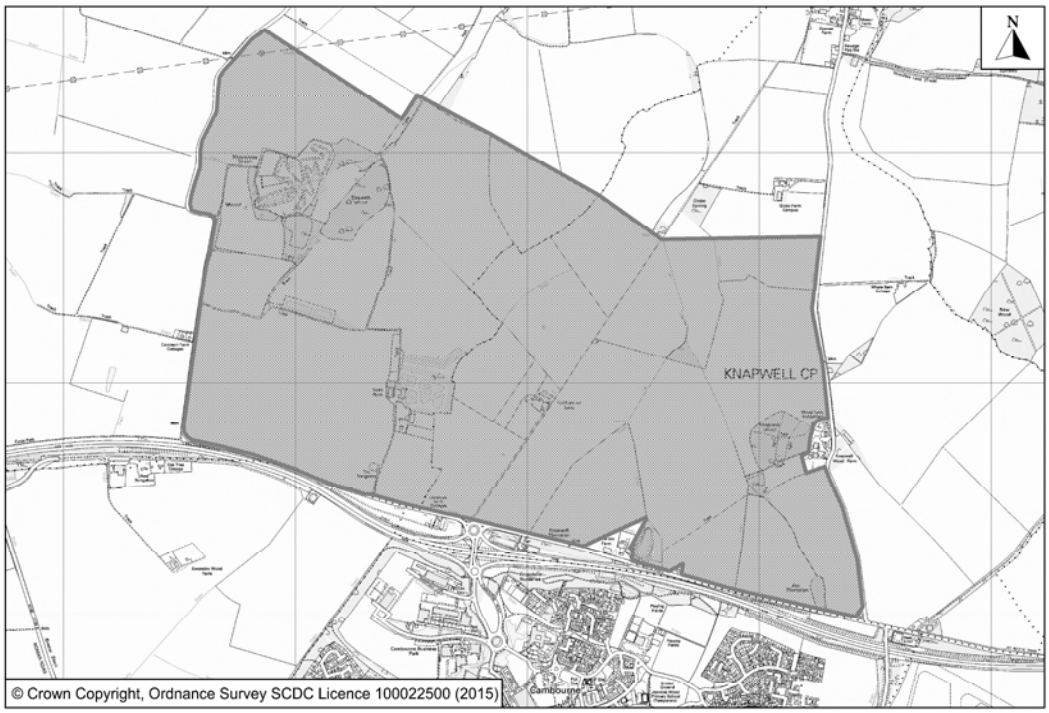
Local Centre	District or Local centre?		Centre point of site beyond 1,000m of nearest existing centre. Assumed new network of centres would be required to serve a new settlement.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m On site provision assumed
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New facilities or improved existing facilities are proposed of minor benefit. Promoter has indicated that the settlement will be a sustainable new development and also that it will be providing facilities for those that live in close proximity to the new community.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be sustainable community providing for the day to day needs of the residents.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 8.3km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. The existing quarry and cement works are no longer in commercial use however the Minerals and Waste LDF has retained an allocation for chalk within the site and therefore the quarry could at a future date become operational again. Development of the site would prevent this.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is limited capacity. The electricity supply to be development could not be supported from existing network.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m On Site provision assumed
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)

			On Site provision assumed
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Would require a significant level of transport infrastructure to encourage more sustainable transport links. Routes for such links are unknown at this stage.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances If the improvements below were achieved
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 14
Distance: bus stop / rail station			0 = Within 800m (3) New settlement would require new bus stops which would mostly fall within 800m of the site. 1,277m ACF from the centre of the site to the nearest bus stop (75 service).
Frequency of Public Transport			G = 20 minute frequency (4) New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Less than hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 minutes from bus stop to the centre of Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.03km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,814m ACF from centre of the site to Shepreth 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 however local

			traffic management measures would be required to mitigate the impact of development traffic upon local communities.
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. The promoter has stated that the transport strategy will include a fast, frequent and direct public transport connection to Cambridge. Currently limited bus service and highway Authority has stated that it would be difficult to incorporate into existing networks.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC265 REVISED DEVELOPER PROPOSAL	
Consultation Reference numbers: N/A	
Site name/address: Land to the north of the A428, Cambourne	
Map:	



Site description: Larger site than SC265, includes land between Knapwell Road and Brockley Road, north of the old St.Neots Road.

The area is fairly open and rolling, and is cut by the valleys of several small streams. Land falls from the south towards Knapwell to the north. The main settlement of Cambourne lies directly to the south of the site, separated from it by the A428, the old St Neots Road and areas of maturing structure planting and woodland.

The site can be accessed via the Old St Neots Road, including the roundabout junction with the A428 and Knapwell Road. Several farm accesses provide access at present. Three public footpaths run south to north from the Old St Neots road towards Knapwell.

Within the site area are three farms: Lawn Farm on the western boundary, Coldharbour Farm in the centre, and Knapwell Wood Farm on the eastern edge. Farm complexes at Lawn Farm and Coldharbour Farm fall within the site. The group of farm buildings at Knapwell Wood Farm lie adjacent to the site's eastern boundary.

The site contains many mature trees and hedgerows, linking areas of mature woodland. Large mature roadside trees are a feature of Knapwell Road to the east of the site. The field pattern of medium to large scale fields are bounded by mature hedgerows and hedgerows and large hedgerow trees, mainly Oak and Ash. The area contains many small areas of mature woodland, often in the valley bottoms of small streams which cut through the site.

Current use(s): The site consists of agricultural land, Lawn Farm and Coldharbour Farm.

Proposed use(s): Promoters propose 3,500 homes that integrate with Cambourne using new footbath / cycleway links over the A428, employment, retail, leisure and community facilities accessible from Cambourne that complement existing facilities and services. A network of green routes with access to landscaped parkland.
Site size (ha): South Cambridgeshire: 271.65 ha.
Potential residential capacity: 3,500 dwellings

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL The site includes 2 farm complexes creating a very small area of previously developed land.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. This may require agricultural land if offline routes are identified.
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 of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of air quality.
AQMA	Is the site within or near to an AQMA,		GREEN = >1,000m of an AQMA, M11, or A14

	the M11 or the A14?		
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts Significant negative impacts to or as a result of the development that are incapable of mitigation. The site is close to commercial and industrial units and the Motocross site, and offsite mitigation is likely to be required. Some possible noise and vibration from A428 which should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Minor negative impact on protected sites and species. The site is adjacent to Knapwell Roadside Verge CWS and Knapwell Wood CWS. Brockley End Meadow CWS lies 540m to the west of the site. Elsworth Wood SSSI lies approximately 530m to the west of the site. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site,, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Minor negative impact as loss of farmland

	help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		and severance of hedgerows. Some opportunities for habitat enhancement. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site,, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are a considerable number of trees with Tree Preservation Orders within the site area, including Knapwell Wood.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure (Score changed from Amber to Green) With the larger site, proposer suggests delivery of a network of green routes with access to landscaped parkland. Retain and enhance Elsworth Wood SSSI & RSPB Farm. Creation of a web of new multi-functional Green Infrastructure, including a country park.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - due to its elevation and open character, development on this site would form a new built skyline when viewed from local villages and roads. The scale of the development and types of buildings proposed would be very difficult to integrate into the local landscape. The deeply rural approach to Knapwell would be urbanised and the village itself completely dominated by the development, and the detailed and layered landscape to the north of the site would become obscured by the development. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to

			secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). The site will have an impact on the setting of the listed buildings at New Inn Farm. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate

	scheduled monuments)?		mitigation can be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the American Cemetery, a registered park and garden. If works were able to be carried out on line or an alternative alignment this might alleviate the adverse effects.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Development could create minor additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km Assumed provision on site.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Assumed provision on-site
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 Centre point of site beyond 1000m of nearest existing centre. New local centre developed as part of site.
Distance: City Centre	How far is the site from edge of defined Cambridge		R = >800m

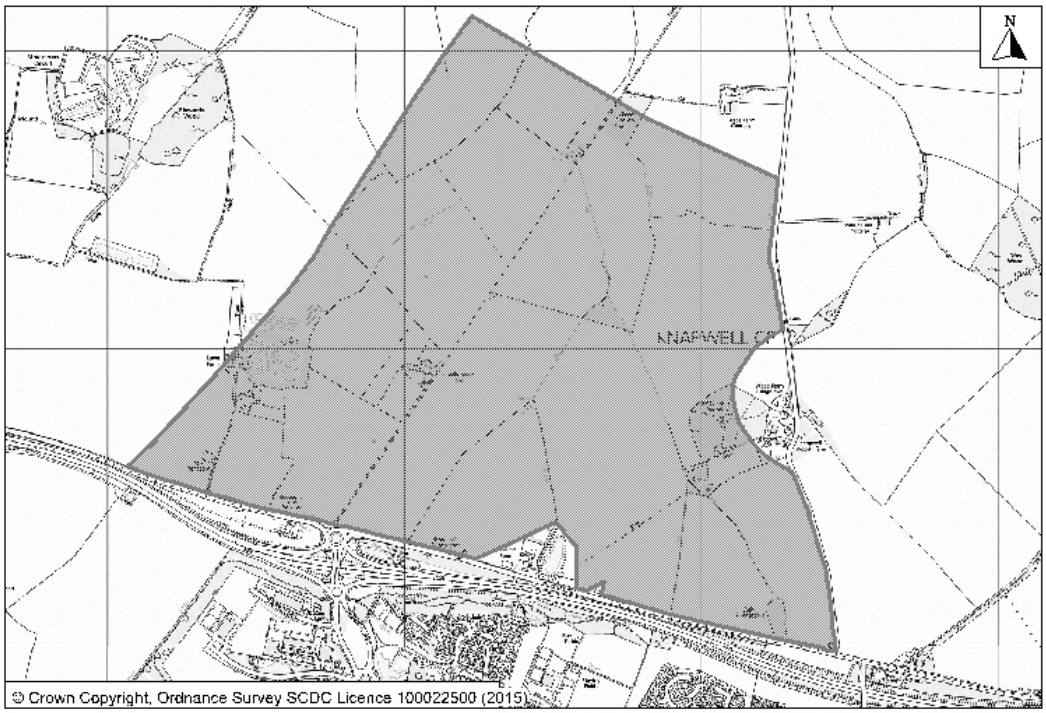
	City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m Existing site at Cambourne over 800m Promoter proposes medical facilities on-site, Would result in a green score. UPDATE: Score changed from Red to Green to reflect on-site provision.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. The development proposes employment, retail and leisure uses.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It will be difficult to view this development an extension of Cambourne given the separation by the A428, other roads and structural landscaping to the south.
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 The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres.

Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		GREEN = No loss of employment land / allocation is for employment development Promoter proposes a range of employment uses, including 'start-up/incubator' units;
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required but constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is not supportable from the existing electricity network, therefore significant reinforcement and new network required. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The WwTW is operating close to capacity and therefore has limited capacity to accommodate this site. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assume provision on site
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Potential to provide new secondary school, or be served by existing Cambourne site, depending whether this development would take place in combination with others. Promoter proposes new secondary school on-site.
TRANSPORT			
Cycle Routes	What type of cycle routes are		AMBER = Medium quality off-road path.

	accessible near to the site?		TSCSC identifies an aim to create high quality pedestrian and cycling facilities alongside public transport improvements. The Madingley Road / A428 Cambourne to Cambridge Corridor Study Draft Interim Report 2015 supporting the City Deal Scheme identifies potential for cycling improvements, ranging from cycle use of new bus lanes to cycling facilities alongside offline routes. Scored as amber, but potential for higher scores subject to the outcome of the City Deal scheme. Potential for connection with wider A428 corridor improvements. Ensuring adequate access to Cambourne town centre would be a key issue that would need to be addressed, given the potential severance effect of the A428. The City Deal A428 public transport corridor scheme includes potential cycle improvements as part of the scheme, varying form off-road route options to more limited improvements. The City Deal programme includes the provision of a high quality cycle and pedestrian link between Cambourne and Cambridge, irrespective of whether this is provided through the A428 public transport scheme.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Potential for higher frequencies in combination with other sites, but uncertainty how this would relate to the existing village or other potential developments with regard to frequency from this site or impact on other sites.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 16 UPDATE: Score changed from Amber to Green to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) UPDATE: Score changed from Amber to Dark Green

			Development of this scale would require new dedicated bus routes through the site. Promoter identifies potential for circular routes in combination with a Cambourne West development. (Currently 1,205m ACF from the centre of the site to the nearest bus stop (Citi 4 service) (---)).
Frequency of Public Transport			G = 20 minute frequency (4) UPDATE: Potential for higher frequencies in combination with other sites, but uncertainty how this would relate to the existing village or other potential developments with regard to frequency from this site or impact on other sites. A 15 minute frequency or better (this is identified in the TSCSC related to the A428 corridor and sites in the submitted Local Plan). (Currently Citi 4 - 20 minute Frequency (+))
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 35 minutes from bus stop to the centre of Cambridge. UPDATE: Potential to achieve journey time benefits from City Deal A428 scheme, but uncertainty how this would relate to the existing village or other potential developments with regard to journey time from this site or impact on other sites.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.21km ACF from the centre of the site to St. Ives Market. 12.68km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,634m 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?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots /

			Bedford, particularly junctions at either end of this section. UPDATE: A428 Caxton to Blackcat is identified in the Road Investment Strategy: Investment Plan - Department for Transport (December 2014). A full Transport Assessment and Residential Travel Plan would be required. Highway Authority has highlighted the A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading This development will also have an impact on the A1198/A428 Caxton Gibbet roundabout which already experiences congestion, also on the A428 single carriageway section between St Neots and Caxton Gibbet. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for the site and will need to take account and facilitate the delivery of schemes identified through the City Deal Programme for the A428 and Madingley Road corridors.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts There are opportunities 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	**New Settlement**
Site reference number(s): SC265	
Consultation Reference numbers: N/A	
Site name/address: Land to the north of the A428, Cambourne	
Map: 	
Site description: The site lies north of the Old St Neots road and west of Knapwell Road. The area is fairly open and rolling, and is cut by the valleys of several small streams. Land falls from the south towards Knapwell to the north. The main settlement of Cambourne lies directly to the south of the site, separated from it by the A428, the old St Neots Road and areas of maturing structure planting and woodland. The site can be accessed via the Old St Neots Road, including the roundabout junction with the A428 and Knapwell Road. Several farm accesses provide access at present. Three public footpaths run south to north from the Old St Neots road towards Knapwell. Within the site area are three farms: Lawn Farm on the western boundary, Coldharbour Farm in the centre, and Knapwell Wood Farm on the eastern edge. Farm complexes at Lawn Farm and Coldharbour Farm fall within the site. The group of farm buildings at Knapwell Wood Farm lie adjacent to the site's eastern boundary. The site contains many mature trees and hedgerows, linking areas of mature woodland. Large mature roadside trees are a feature of Knapwell Road to the east of the site. The field pattern of medium to large scale fields are bounded by mature hedgerows and hedgerows and large hedgerow trees, mainly Oak and Ash. The area contains many small areas of mature woodland, often in the valley bottoms of small streams which cut through the site.	
Current use(s): The site consists of agricultural land, Lawn Farm and Coldharbour Farm.	
Proposed use(s): New village or linked village extension to Cambourne for up to around 2,500 dwellings with employment, education, leisure and retail uses.	

Site size (ha): South Cambridgeshire: 271.65 ha.
Potential residential capacity: 2,500 dwellings

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL The site includes 2 farm complexes creating a very small area of previously developed land.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 270 ha). Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. This may require agricultural land if offline routes are identified.
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 of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site, are anticipated to have significant positive impacts in terms of 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

Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts Significant negative impacts to or as a result of the development that are incapable of mitigation. The site is close to commercial and industrial units and the Motocross site, and offsite mitigation is likely to be required. Some possible noise and vibration from A428 which should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Minor negative impact on protected sites and species. The site is adjacent to Knapwell Roadside Verge CWS and Knapwell Wood CWS. Brockley End Meadow CWS lies 540m to the west of the site. Elsworth Wood SSSI lies approximately 530m to the west of the site. Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits would also be required to serve this site,, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Minor negative impact as loss of farmland and severance of hedgerows. Some opportunities for habitat enhancement.

	to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Segregated bus priority measure between the junction of the A428/A1303 and the M11, planned to secure wider benefits as well as this site, may affect ancient woodland and BAP priority habitats. If works were able to be carried out on line this might alleviate some of the adverse effects.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are a considerable number of trees with Tree Preservation Orders within the site area, including Knapwell Wood.
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 Development would create minor opportunities for new Green Infrastructure. New landscaping associated with development of this site will create access to areas of open space within and on the edge of the development.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - due to its elevation and open character, development on this site would form a new built skyline when viewed from local villages and roads. The scale of the development and types of buildings proposed would be very difficult to integrate into the local landscape. The deeply rural approach to Knapwell would be urbanised and the village itself completely dominated by the development, and the detailed and layered landscape to the north of the site would become obscured by the development. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the

			adverse effects.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Bus priority measures and cycling and pedestrian improvements between Cambourne and Cambridge, planned to secure wider benefits would also be required to serve this site. The segregated bus priority measure between the junction of the A428/A1303 and the M11 may affect the Greenbelt. If works were able to be carried out on line this might alleviate some of the adverse effects.
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 Neutral impact (existing features retained, or appropriate mitigation possible). The site will have an impact on the setting of the listed buildings at New Inn Farm. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable		AMBER = Standard requirements for renewables would apply

	energy resources?		Development could create minor additional opportunities for renewable energy.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assumed provision on-site
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 Centre point of site beyond 1,000m of nearest existing centre. New local centre developed as part of site.
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 Assumed served by existing site at Cambourne. 1,462m ACF from centre of site to Monkfield Medical Centre, Cambourne.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New local facilities or improved existing facilities are proposed of significant benefit. The development proposes employment, retail and leisure uses.

Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable)
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It will be difficult to view this development an extension of Cambourne given the separation by the A428, other roads and structural landscaping to the south.
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 The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications		AMBER = Significant upgrades likely to be required but constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed.

	infrastructure and broadband?		Development of this site is not supportable from the existing electricity network, therefore significant reinforcement and new network required. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The WwTW is operating close to capacity and therefore has limited capacity to accommodate this site. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		G =<400m Assume provision on site
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km Potential to provide new secondary school, or be served by existing Cambourne site, depending whether this development would take place in combination with others. 1.9km ACF from centre of site to Cambourne Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. TSCSC identifies an aim to create high quality pedestrian and cycling facilities alongside public transport improvements. The Madingley Road / A428 Cambourne to Cambridge Corridor Study Draft Interim Report 2015 supporting the City Deal Scheme identifies potential for cycling improvements, ranging from cycle use of new bus lanes to cycling facilities alongside offline routes. Scored as amber, but potential for higher scores subject to the outcome of the City Deal scheme. Potential for connection with wider A428 corridor improvements. The City Deal A428 public transport corridor scheme includes potential cycle

			improvements as part of the scheme, varying form off-road route options to more limited improvements. The City Deal programme includes the provision of a high quality cycle and pedestrian link between Cambourne and Cambridge, irrespective of whether this is provided through the A428 public transport scheme.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Potential for higher frequencies in combination with other sites, but uncertainty how this would relate to the existing village or other potential developments with regard to frequency from this site or impact on other sites.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 16. UPDATE: (Score changed from Amber to Green to reflect revised score for Distance: bus stop / rail station.
Distance: bus stop / rail station			GG = Within 400m (6) UPDATE: Score changed from Amber to Dark Green. Development of this scale would require new dedicated bus routes through the site. Promoter identifies potential for circular routes in combination with a Cambourne West development. (Currently 1,205m ACF from the centre of the site to the nearest bus stop (Citi 4 service) (---)).
Frequency of Public Transport			G = 20 minute frequency (4) UPDATE: Potential for higher frequencies in combination with other sites, but uncertainty how this would relate to the existing village or other potential developments with regard to frequency from this site or impact on other sites. A 15 minute frequency or better (this is identified in the TSCSC related to the A428 corridor and sites in the submitted Local

			Plan). (Currently Citi 4 - 20 minute Frequency (+))
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 35 minutes from bus stop to the centre of Cambridge. UPDATE: Potential to achieve journey time benefits from City Deal A428 scheme, but uncertainty how this would relate to the existing village or other potential developments with regard to journey time from this site or impact on other sites.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.21km ACF from the centre of the site to St. Ives Market. 12.68km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,634m 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?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. UPDATE: A428 Caxton to Blackcat is identified in the Road Investment Strategy: Investment Plan - Department for Transport (December 2014)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts There are opportunities 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	**New Settlement (part of)**
Site reference number(s): SC273	
Consultation Reference numbers: 1 (I&O 2012)	
Site name/address: Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	
Map: 	
Site description: The site is located to the north of the village of Longstanton on the B1050, which heads northwards into Willingham. The site is primarily agricultural land with the only vehicular access being onto the B1050. The land is the other side of the road from the core site of the new town of Northstowe and is identified in the Northstowe Area Action Plan 2007 as forming the strategic reserve land under policy NS/3/g.	
Current use(s): Residential / Small Holding	
Proposed use(s): 48 - 80 dwellings (note: the site does not adjoin the allocated site for Northstowe, however it lies within another site that does and therefore assessment of this site is conditional on the larger site being found to have potential)	
Site size (ha): South Cambridgeshire: 1.84 ha.	
Potential residential capacity: 66 dwellings (40 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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an 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. Close to the Councils' Air Quality Management Area. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. Proximity to the B1050 bypass to the south & east and the Guided Bus to the north with prevailing winds from the south west - traffic noise will need assessment South east of the site is close to Hydro Eu Ltd, Station Road a medium to large sized industrial type unit / uses - noise from activities / plant and equipment 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. Possible noise and malodour from nearby Southwell Farm, Station Road. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
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		GREEN = No impact / Capable of full mitigation

	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. No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue.
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 Development would create minor opportunities for new Green Infrastructure as the promoter of the surrounding site 242 proposes provision of public open space and possible link to bridleway along the Guided Busway.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the diversity and distinctiveness of landscape character?		character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The development is at odds with the local landscape character and would have an adverse effect on the local landscape by adding a substantial urban extension into an open and rural landscape. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the development and the village, and a soft, integrated edge treatment.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site in combination with site 242 would be large in relation to the existing village settlements and would adversely affect the landscape setting of Longstanton to the extent that it may be difficult to view Longstanton as separate from Northstowe. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the development and the village, and a soft, integrated edge treatment. Structural landscape will also be required within the development with some views to existing horizons and landscape features retained.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting

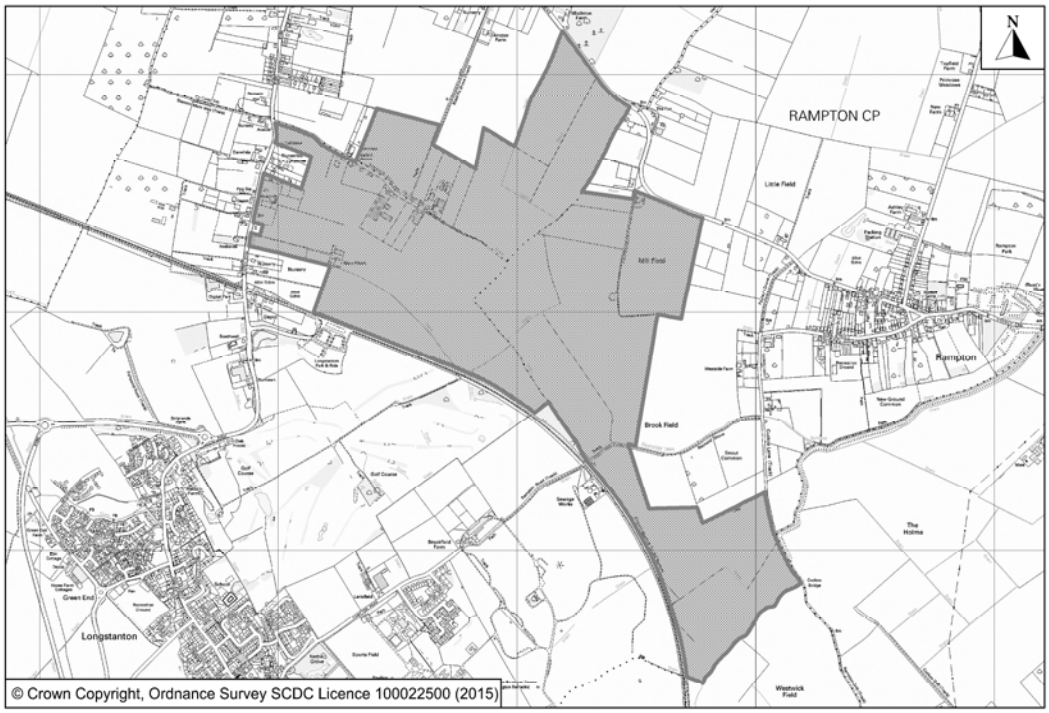
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		GREEN = Development would create additional opportunities for renewable energy. Development would create minor additional opportunities for renewable energy. The assumption is that as an extension to Northstowe it should be possible to continue the exemplar of sustainability standards.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter of the surrounding site 242 proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.1km ACF from centre of the site to Longstanton Recreation Ground, closer to planned Northstowe sports hub.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 973m ACF from centre of the site to Land south of Duddle Drive, Longstanton. Play space would be required onsite as part of the wider Northstowe Reserve development.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m Centre point of site beyond 1,000m of nearest existing centre. New Local Centres planned as part of wider Northstowe development would be nearer.
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 1,324m ACF from centre of site to Longstanton Branch Surgery. Provision in Northstowe in the longer term.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. The promoter of the surrounding site 242 proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space.
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
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. New facilities or improved existing facilities are proposed of minor benefit. The promoter of the surrounding site proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space.
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		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Northstowe now town includes significant employment development.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development of the surrounding site 242 would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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. Gas will require a Pressure Reduction Station to be built to allow a local low pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. As the reserve land would be one of the last phases of Northstowe to be developed the capacity of these schools, and their ability to extend would need to be assessed nearer to the time. As the DFD is considering this site the location of schools, and their site

			size will be taken into account.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 1,052m ACF from centre of site to Hatton Park School, but closer to a planned Northstowe primary school.
Distance: Secondary School	How far is the nearest secondary school?		A = 1- 3km 3.6km ACF from centre of site to Swavesey Village College, but significantly closer to planned Northstowe Secondary school.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances Guided busway meets most aspects of HQPT definition, but hourly service in evenings.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 19
Distance: bus stop / rail station			GG = Within 400m (6) 206m ACF from the centre of the site to the nearest guided busway stop (Longstanton).
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Guided Busway - 23 Minutes to Cambridge; Guided Busway - 10 Minutes to St. Ives.)
Distance for cycling to City Centre			A = 10km to 15 km (3) 8.84km ACF from the centre of the site to St. Ives Market. 10.77km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 10,780m 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?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Considered together with the surrounding site 242, there is insufficient capacity or access constraints that cannot be adequately mitigated. Site will be heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of the sites in this area being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. Capacity on the B1050 may become an issue as the core area of Northstowe is developed - the Highway Authority is considering access to this site as part of the Phase I of the Northstowe site. UPDATE: from Red to Amber, as significant issues capable of being addressed. This area is included within the Northstowe Development Framework Document, and part of the 10,000 dwellings.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. Considered together with the surrounding site 242, development would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**New Settlement (part of)**
Site reference number(s): SC274	
Consultation Reference numbers: N/A	
Site name/address: Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway	
Map: 	
Site description: The site abuts the route of the Cambridgeshire Guided Busway to the south east, the other side of which is the site for the new town of Northstowe. To the north there is the village of Rampton. The land is flat and primarily agricultural in nature with some buildings in the northwest. There are several public rights of way across the site and to the west it abuts the B1050.	
Current use(s): Agricultural land mainly in arable use	
Proposed use(s): An extension to the new town of Northstowe, an employment-led development which would provide around 11,800 homes and around 12,000 jobs on the two sites combined (Northstowe allocation and this extension). Promoter indicates employment development providing up to 5,200 jobs and could also accommodate an additional 1,800 homes.	
Site size (ha): South Cambridgeshire: 202 ha	
Potential residential capacity: 1,800 dwellings (40 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL This large site includes some built development with curtilages adjacent to the B1050 and to the northwest.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - large site but small part Grade 2. Half of the site is Grade 3a.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Approximately 1/3 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 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. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. The site in close proximity to the B1050 to the west and the CGB to the south & Longstanton P&R - traffic / transport noise will need assessment. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible noise and malodour from nearby farms that may coexist as proposals would be closer than existing residential, but no history of complaints. There is a sewage treatment works with open trickle beds is in close proximity to the west, offsite near BrookField associated with old barracks and existing housing etc. However, this is no

			longer operational. Assumption is that most can be mitigated, or the site is large enough to avoid affected areas.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site is adjacent to guided busway (old railway line) and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue.
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		GREEN = Site does not contain or adjoin any protected trees

	by a Tree Preservation Order (TPO)?		
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes provision of public open space and possible links to the byway and footpath across the southern part of the site that links the villages of Longstanton and Rampton and to bridleway along the Guided Busway.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The development is at odds with the local landscape character. It would have an adverse effect on the local landscape by adding a very substantial urban extension into an open and rural landscape. The proposed development would also have a very significant adverse effect on the carefully considered structural landscape proposals for existing and currently proposed developments in the area. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory visual connections between the two sites very difficult.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would be very large in relation to the existing and proposed settlements and would adversely affect the landscape setting of Longstanton Oakington, Willingham and Rampton. Any benefits from enlarging the separation from Longstanton and Oakington will be countered by greater impact on Willingham and Rampton. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory visual connections between the

			two sites very difficult.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		DARK GREEN = Development would create significant additional opportunities for renewable energy. Development would create significant additional opportunities for renewable energy. The assumption is that as a large extension to Northstowe it should be possible to continue the exemplar of sustainability standards.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Only about 10% of the site is in Flood Zone 3a and a previous Masterplan identified these areas for uses such as open space, which are compatible with the flood risk potential.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development. .
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km Assumed provision on site
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m

	for children and teenagers?		Assumed provision on site
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 (Centre point of site beyond 1,000m of nearest existing centre). Assumed site of this scale would have new local centre(s)
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 Approximately 1,800m to Longstanton Surgery, Northstowe provision nearer in the longer term.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes an employment-led development, a local centre and open space, plus necessary infrastructure such as an expanded park and ride site and highway and drainage works. The assumption is these will largely serve new residents.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes an employment-led development, a local centre and open space, plus necessary infrastructure such as an expanded park and ride site and highway and drainage works. The assumption is these will largely serve new residents.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The development would be separated from

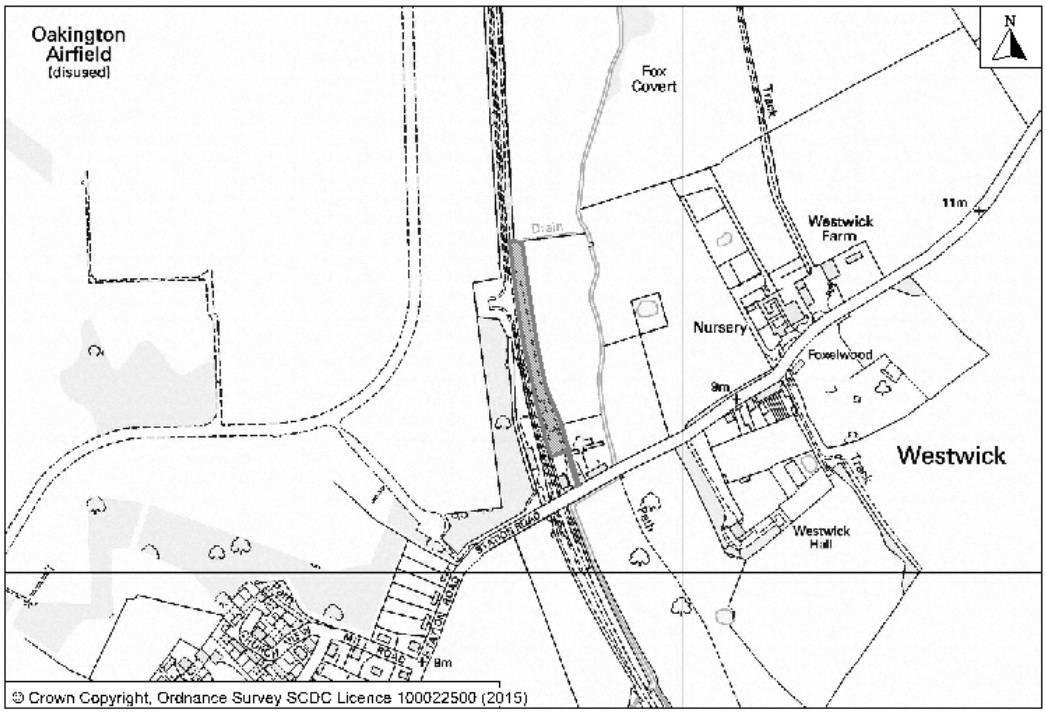
			Northstowe by the Guided Busway. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory connections between the two sites very difficult.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		DARK GREEN = Development would significantly enhance employment opportunities
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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. Gas will require a Pressure Reduction

			Station to be built to allow a local low pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. This site would require additional provision.
Distance: Primary School	How far is the nearest primary school?		G = <400m Assumed provision onsite, or served by adjoining Northstowe site
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km Distance to planned Northstowe secondary school.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Assumed connections to existing cycleway along the busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station			GG = Within 400m (6) Development of this scale would required new bus routes through the development.

			(scoring changed for consistency with other new settlement proposals). 872m ACF from the centre of the site to the nearest guided busway stop (Longstanton).
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Guided Busway - 23 Minutes to Cambridge;
Distance for cycling to City Centre			0 = 10km to 15 km (3) 10.14km ACF from the centre of the site to St. Ives Market. 10.27km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 9,452m 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. UPDATE: The promoter contends that with the extension to Northstowe it has the potential to be self-contained, in terms of meeting the needs of its population locally, and minimising out-commuting and car journeys. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment, accompanied by a travel plan for the development. A site in this location could not proceed in advance of the committed Cambridge to Huntingdon A14 improvement scheme. Detailed consideration would need to be given to the impact of Northstowe and its accompanying off-site highway works and mitigation measures. Detailed consideration would also need to be given to the impact of the development on the B1050. Any Transport Assessment will need to be based on analysis undertaken using the

			Cambridge Sub-Region Model or similar analysis agreed with HE and the LHA. (Change of score: Red to Amber).
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities Would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**New Settlement**
Site reference number(s): SC275	
Consultation Reference numbers: N/A	
Site name/address: Old East Goods Yard, Station Road, Oakington	
Map:	



Site description: The site is a long thin strip of land located adjacent to the eastern edge of the Cambridgeshire Guided Busway to the north of Station Road on the western edge of Westwick. The site is approximately 342 metres long and varies in width from 26 metres to 17 metres in width with the majority being at around 17 metres wide. The site is located to the rear of residential properties and businesses fronting onto Station Road. The site access is around 50 metres long and varies in width from around 2metres wide to 3.7metres wide. It is surrounded on all other sides by agricultural and pastoral land. The site was formerly in business use and unoccupied buildings and hard standing remain in situ, but the built development only occupies a small part of the site. The site is well screened by hedgerows on all sides, and a tree belt runs along the western side of the Guided Busway alongside much of the length of the site. Note: this site does not adjoin a village framework.
Current use(s): Unoccupied B8 premises used for storage and repair of contractors plant. Ceased 2003.
Proposed use(s): Up to 25 dwellings possibly with employment (A2 use or B1 use) and community facilities (D1 use) and potential for allotments or recreation ground.
Site size (ha): South Cambridgeshire: 0.59 ha
Potential residential capacity: 16 dwellings (40 dph)

LAND			
PDL	Would development make		GREEN = Entirely on PDL

	use of previously developed land?		The whole of this small site is previously developed land.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The site is immediately adjacent to and runs parallel to CGB. Due to the close proximity to the CGB and the physical constraints of the site dimensions 305m long and 16m wide, noise and vibration impacts are paramount considerations.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site is adjacent to the guided busway (old railway) & previous military land and was commercial use. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue.
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 Development would create minor opportunities for new Green Infrastructure as it is possible to link to bridleway along the Guided Busway.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - This pattern of development would be totally alien and out of keeping with the existing

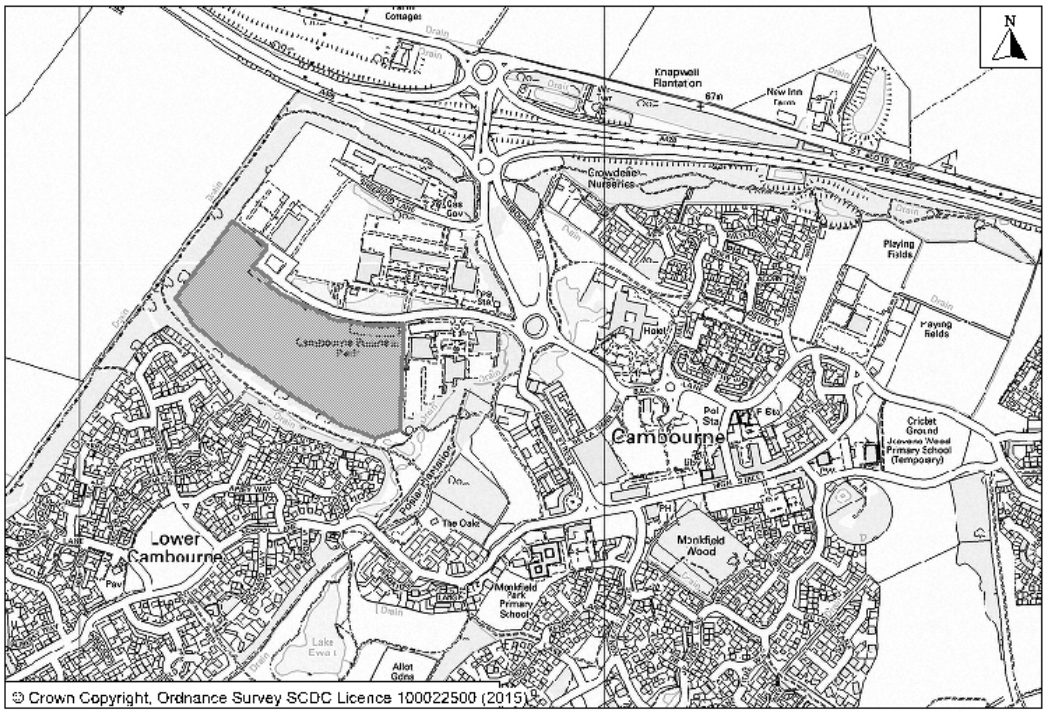
			linear pattern of development, which would introduce dwellings on the edge of the Conservation Area, altering the relationship of the existing settlement pattern to the open countryside between the development and the village, and a soft, integrated edge treatment.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - This site is unsuitable for backland development given the historically sensitive nature of the area. This pattern of development would be totally alien and out of keeping with the existing linear pattern of development, which would introduce dwellings on the edge of the Conservation Area, altering the relationship of the existing settlement pattern to the open countryside
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade II Listed Westwick Hall and Westwick Hall Farmhouse, Westwick Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. Neutral impact (existing features retained, or appropriate mitigation possible).
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk The whole site is within Flood Zones 2 and 3, drainage issues capable of being

			appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes allotments or recreation ground as part of the development..
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km 0.8km ACF from centre of the site to Oakington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 776m ACF from centre of the site to Oakington Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m Centre point of site beyond 1,000m of nearest existing centre - Oakington. Note - site would not generate it's own centre.
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 2,219m ACF from centre of site to Longstanton Branch 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. Promoter proposes community uses, but this is a small site and close to Northstowe.
Community Facilities	Will it encourage and enable engagement in		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation

	community activities?		possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poorly related to Northstowe (separated by Guided Busway) or Westwick.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development There will be a loss of some employment (B8 uses), but the promoter proposes new A2 & B1 employment uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and

			both will require mitigation.
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.
Distance: Primary School	How far is the nearest primary school?		R = >800m 908m ACF from centre of site to Oakington Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 3.6km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. Assumed connections to existing cycleway along the busway.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6) 206m ACF from the centre of the site to the nearest guided busway stop.
Frequency of Public Transport			GG = 10 minute frequency or better (6) Guided Busway - 10 Minute Service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Guided Busway - 23 Minutes to Cambridge; Guided Busway - 10 Minutes to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 11.91km ACF from the centre of the site to St. Ives Market. 7.49km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site		R = >800m

Railway Station	from an existing or proposed train station?		8,223 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

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC303	
Consultation Reference numbers: H1 (I&O 2013 part 2)	
Site name/address: Land at Cambourne Business Park	
Map: 	
Site description: The site is located within the Cambourne Business Park, and adjoins business uses to the north and east. The site adjoins Lower Cambourne to the south and open countryside to the west. The southern and western boundaries of the site are bordered by trees and footpaths / bridleways that form part of the landscaping buffer of the Cambourne development. The site is vacant grassed land.	
Current use(s): The site consists of vacant grassed land.	
Proposed use(s): New housing (approximately 230 dwellings) and employment.	
Site size (ha): South Cambridgeshire: 7.33 ha	
Potential residential capacity: 165 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

	versatile agricultural land?		site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Need to ensure that the commercial and residential uses are compatible; this should be possible through mitigation but may require restrictive operational controls.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would		AMBER = Development would have a

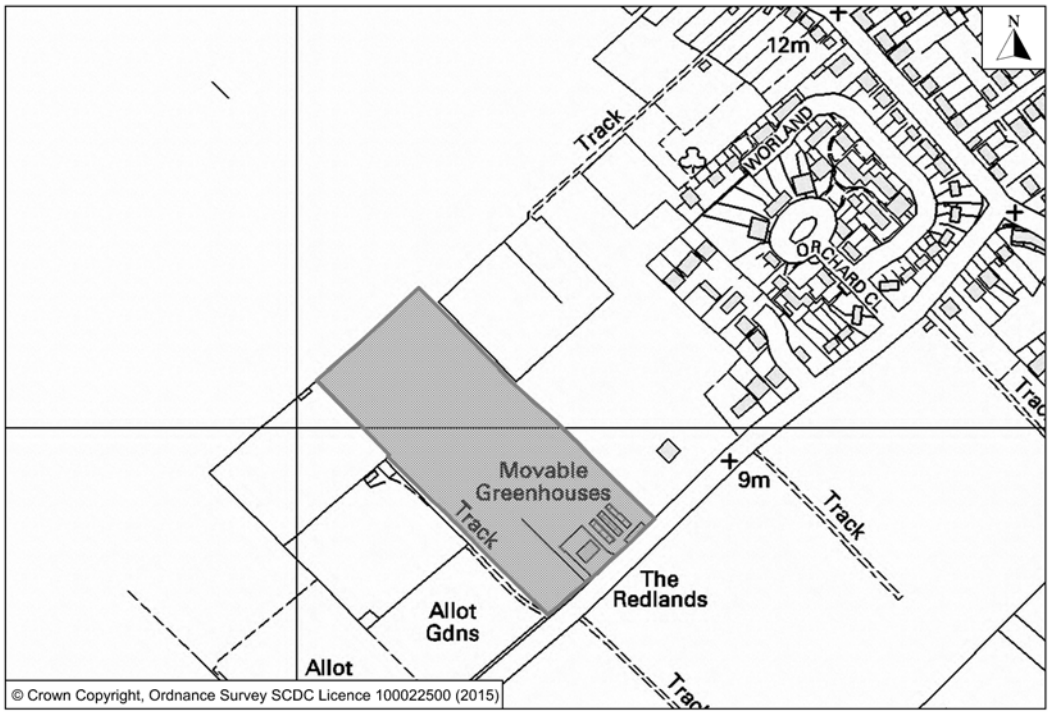
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Lower Cambourne Green.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 554m ACF from centre of the site to Lower Cambourne Green.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 635m ACF to Cambourne, High Street

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 585m ACF from centre of site to Monkfield Medical Centre, Cambourne.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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. 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		RED = >3km 3.3km ACF from centre of site to South

	centre?		Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. The mains water and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 637m ACF from centre of site to Monkfield Park Primary School, Cambourne.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Cambourne Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score of 17
Distance: bus stop / rail			GG = Within 400m (6)

station			174m to nearest bus stop ACF (Cambourne Business Park)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 4)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 27 Minutes (Cambourne Business Park to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			A = 10km to 15 km (3) 11.36km ACF to St. Ives
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 11,611m 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?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Capacity constraints - the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC003	
Consultation Reference numbers:23 (I&O 2012)	
Site name/address: The Redlands, Oakington Road, Cottenham	
Map: 	
Site description: This relatively contained site is located to the south west of Cottenham, slightly adrift of the edge of the village and outside the village framework. The land is currently has one residential property towards the front of the site together with buildings associated with the former market garden smallholding. The business use ceased in 1996 and the glasshouses were subsequently removed, but some outbuildings remain on the road frontage. The remainder of the site is grassland. Note: the site has also been submitted as part of a larger site – as site 113	
Current use(s): Residential and part of the site was formerly used for market gardening (ceased 1996).	
Proposed use(s): Residential development Note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential.	
Site size (ha): South Cambridgeshire: 2.87 ha	
Potential residential capacity: Site capacity 65 dwellings (30dph)	

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		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 was formerly used for market gardening and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			

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

			achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of approach roads into Cottenham.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m 763m ACF from centre of the site to Cottenham Recreation Ground
Gypsy & Traveller	Will it provide for the		AMBER = No Impact

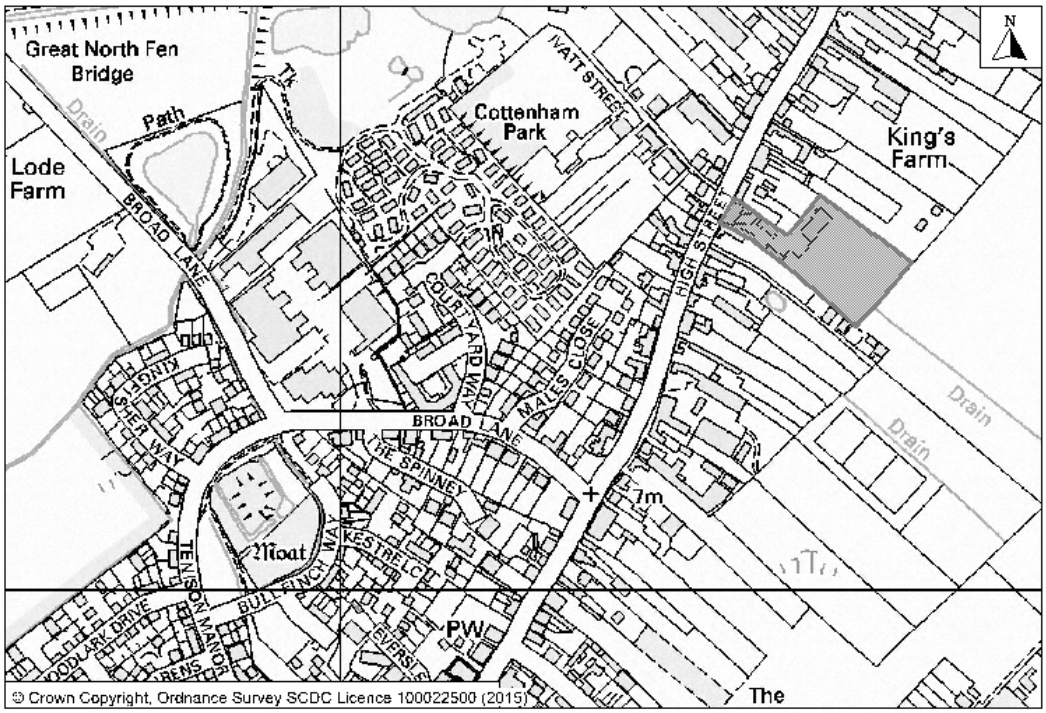
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 1,107m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,188m ACF from centre of site to the Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities The site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m 742m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 474m ACF from the centre of the site to the nearest bus stop.)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge
Distance for cycling to City Centre			G = 5km to 10km (4) 8.55km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,227m 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. Assumption is that a fairly large proportion of trips might

			reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
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	**Rural Centre**
Site reference number(s): SC021	
Consultation Reference numbers: 21 (I&O 2012)	
Site name/address: Land to the rear of 69 High Street, Cottenham	
Map:	



Site description: This relatively contained site lies to the east of Cottenham High Street, partly within and partly outside the village framework. The site comprises residential property fronting directly onto High Street and an area of lawn immediately to rear. A yard area lies behind with two large sheds together with hardstanding. An additional two smaller outbuildings are located along the southern boundary of the site. The remainder of the land to rear of the yard is informal grassland and trees, surrounded by a hedge beyond which is open countryside in agricultural use.
Current use(s): Residential property with garden, and yard with outbuildings to the rear.
Proposed use(s): 20 Dwellings
Site size (ha): South Cambridgeshire: 0.76 ha
Potential residential capacity: 21 dwellings at 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 - this includes a residential property on the street frontage and the yard to the rear.
Agricultural	Would		GREEN = Neutral. Development would not

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse 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 would remove various industrial / commercial type uses that creates nuisance, resulting in minor benefits in the local noise climate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) A small part of the site was formerly used as a yard and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - loss of significant green backdrop.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

	townscape character?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
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 Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - site is within the Conservation Area and close to several Grade II Listed Buildings along High Street. Loss of green backdrop will have a significant impact on their setting. UPDATE: Score changed from Amber to red as the SHLAA assessment records that it will not be possible to mitigate impacts on the historic environment.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.2km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED =>800m 1,113m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the		AMBER = No Impact

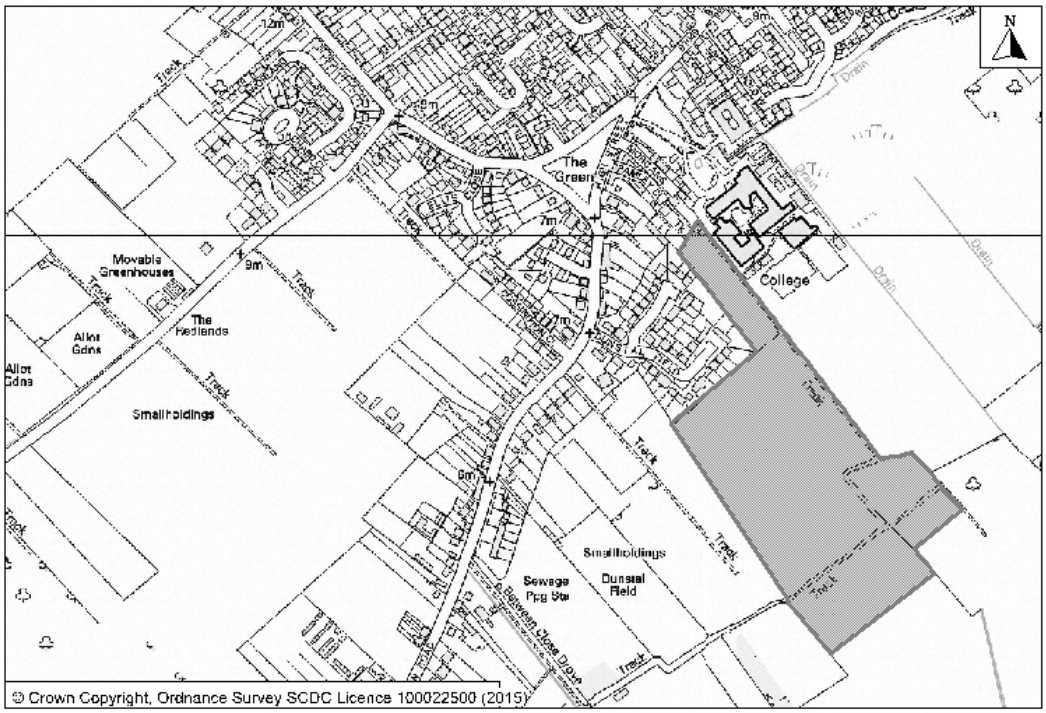
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A =400 - 800m 738m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m 613m ACF from centre of site to the Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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 Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Assumption that the yard is in use for business use, which would mean that development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		R =>800m 1,058m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km 1.3km 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 88m ACF from the centre of the site to the nearest bus stop (X8). 692m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) X8 - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) X8 - 34 Minutes from Cottenham to Cambridge. Citi 8 - 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 5,707m 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?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC054	
Consultation Reference numbers:	
Site name/address: Land at the rear of 335 High Street, Cottenham	
Map:	



Site description: The site lies adjacent to the south eastern edge of Cottenham, to the south of the Village College and to rear of residential properties on High Street and Bramley Close. The site comprises open agricultural land with minimal boundary planting, leaving the site exposed to long distance views to the south and east.
Current use(s): Agricultural
Proposed use(s): Residential development with open space.
Site size (ha): South Cambridgeshire: 10.00 ha
Potential residential capacity: 225 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 1.

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with 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. The northern part of the site will be immediately adjacent to Cottenham Village College & Sports Grounds and such short distance separation between recreation and residential is unlikely to be in accordance with SCDCs Open Space SPD. Minor to moderate noise related issues from recreation uses but noise not quantified and could be mitigated off site if it is an issue by s106 but requires full cooperation of College.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		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

	interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated). Beach Ditch and Engine Drain County Wildlife Site lies approximately 400m to the south.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is within the Green Belt, adjoining a housing development that forms a firm yet fairly harsh edge. This is a large site in a prominent location, jutting out into the countryside, which surrounds the site on all sides. This would alter the current rural character and setting of the village and adversely impact on the openness of the Green Belt in this location.
Townscape	Will it maintain and		RED = Significant negative impact on

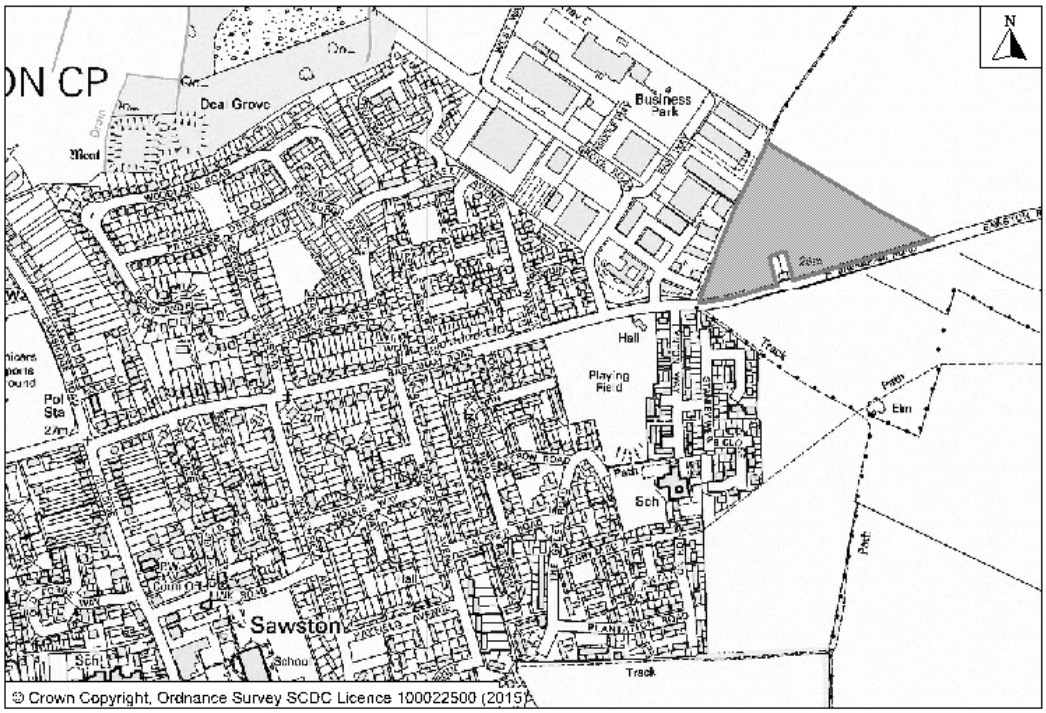
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		townscape character, no satisfactory mitigation measures possible. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is adjacent to the Cottenham Conservation Area and Listed Buildings. Development would have a major adverse effect due to position and depth of development and loss of significant green rural backdrop providing a good significant sense of enclosure. This is a large site in a prominent location, jutting out into the countryside, which surrounds the site on all sides, which is poorly related to the built form of the village in a historically sensitive location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is adjacent to the Cottenham Conservation Area. Development would have a major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. There are three Grade II Listed Buildings adjacent to the northern boundary of the site (1, 2 & 3 Elm Barns), and several Grade II Listed Buildings along High Street (331, 333, 337 & 339 High Street) and development would have a major adverse effect on their setting due to the loss of significant green rural backdrop. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk

	flood risk?		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes recreation provision as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.2km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,217m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 964m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 846m ACF from centre of site to Firs House Surgery, Cottenham.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment		GREEN = Existing infrastructure likely to be sufficient

	in key community services and infrastructure, including communications infrastructure and broadband?		Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Amber to Red.)
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,009m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		GREEN = Score 15-19 from 4 criteria below Total score of 15.

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			G = Within 600m (4) 466m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 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?		R = >800m 5,192m 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. The site does not appear to have a direct link to the adopted public highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC313	
Consultation Reference numbers: H6 (I&O 2013 part 2)	
Site name/address: Land north of Babraham Road, Sawston	
Map: 	
Site description: Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.	
Current use(s): Agricultural	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 3.64 hectares	
Potential residential capacity: 80 dwellings (30 dph)	

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

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

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to

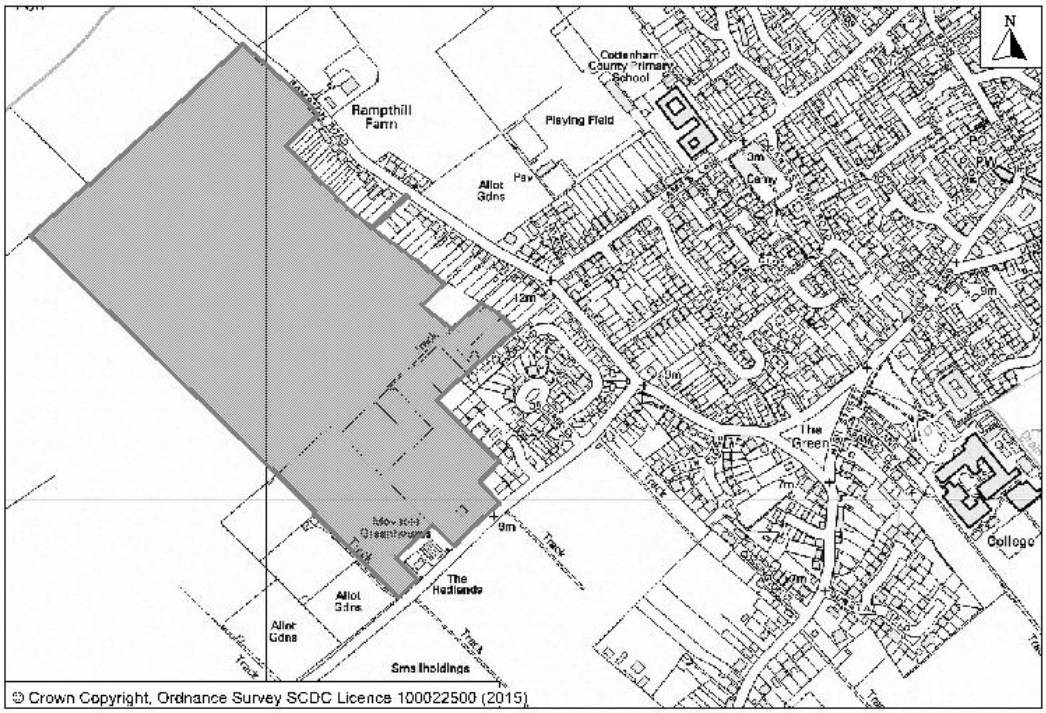
			have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins industrial estate to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of

			Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 411m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,175m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,761m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Separated from existing residential areas by business park
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 431m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Sawston Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 12
Distance: bus stop / rail station			R = Within 1,000m (2) 830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.56km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,084m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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	**Rural Centre**
Site reference number(s): SC113	
Consultation Reference numbers:	
Site name/address: Land behind Rampton Road / Oakington Road, Cottenham	
Map:	



Site description: The site is located on the south western edge of Cottenham between Rampton Road and Oakington Road. The site lies to the rear of residential properties and comprises part of a very large arable field to the rear of properties fronting onto Rampton Road and smaller pasture fields fronting onto Oakington Road. The site lies within an area of exposed, open countryside to the south and west.

Note: parts of site have also been submitted as separate sites – the eastern corner as site 260, and the southern corner as site 3.

Current use(s): The majority of the site is agricultural use and grassland. However, land to the rear of properties is overgrown.

Proposed use(s): A mixed-use development comprising 400 dwellings with local employment and recreation.

Site size (ha): South Cambridgeshire: 26.61 ha

Potential residential capacity: 175 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL No, although there are a couple of disused agricultural buildings on the land fronting Oakington Road between Greytiles and The Redlands.
Agricultural	Would		RED = Significant loss (20 ha or more) of

Land	development lead to the loss of the best and most versatile agricultural land?		grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grades 1 and 2 (over 26 ha.)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. There is a minor to moderate risk of noise and malodour from North Fen Farm, Rampton, located to the north west of the site. However, there is no history of complaints from existing residential properties along Rampton Road, although these are located slightly further from the farm. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
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 Development would create minor opportunities for new Green Infrastructure as the promoter proposes provision of recreation. It may be possible to provide a link to the Cottenham Lode a footpath to the west of the site.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development will be harmful to the character of this part of the village.

			(UPDATE To reflect SHLAA errata August 2015)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development will be harmful to the character of this part of the village. (UPDATE To reflect SHLAA errata August 2015)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as

			the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400-800m 609m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,099m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,130m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			

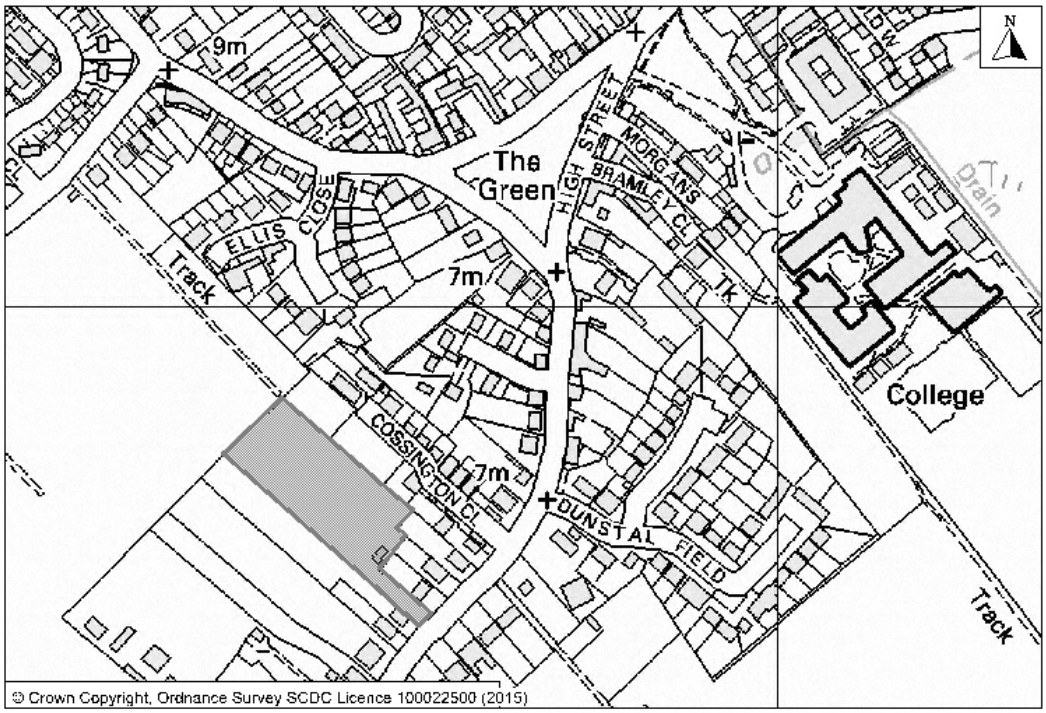
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new

			primary school. (Score changed from Amber to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 683m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. This is a large site so provision or contribution from this site could result in significant improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 283m ACF from the centre of the site to the nearest bus stop (106 service). 450m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) 106 service - less than hourly service. Citi 8 - 20 Minute Service.

Public transport journey time to City Centre			A = 31 to 40 minutes (3) 43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.85km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,456m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. It should be possible to provide safe road access onto Rampton Road and Oakington Road. The County Council are concerned about the Rampton Road / Oakington Road junction, however the developer's illustrative masterplan proposes a road through the development which could help alleviate capacity at this junction.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

This page is intentionally left blank

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC123	
Consultation Reference numbers:25 (I&O 2012)	
Site name/address: Land off Histon Road, Cottenham	
Map:	



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear. Note: the majority of this site also forms part of larger site 263.
Current use(s): Formerly agricultural / grazing.
Proposed use(s): 15 dwellings with public open space
Site size (ha): South Cambridgeshire: 0.83 ha
Potential residential capacity: 17 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) - the whole site is Grade 1 (less than 1 ha.) UPDATE: Score changed from significant to minor due to the site size – under 20 ha.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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		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

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		.AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development

	and scale of development?		of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 849m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact

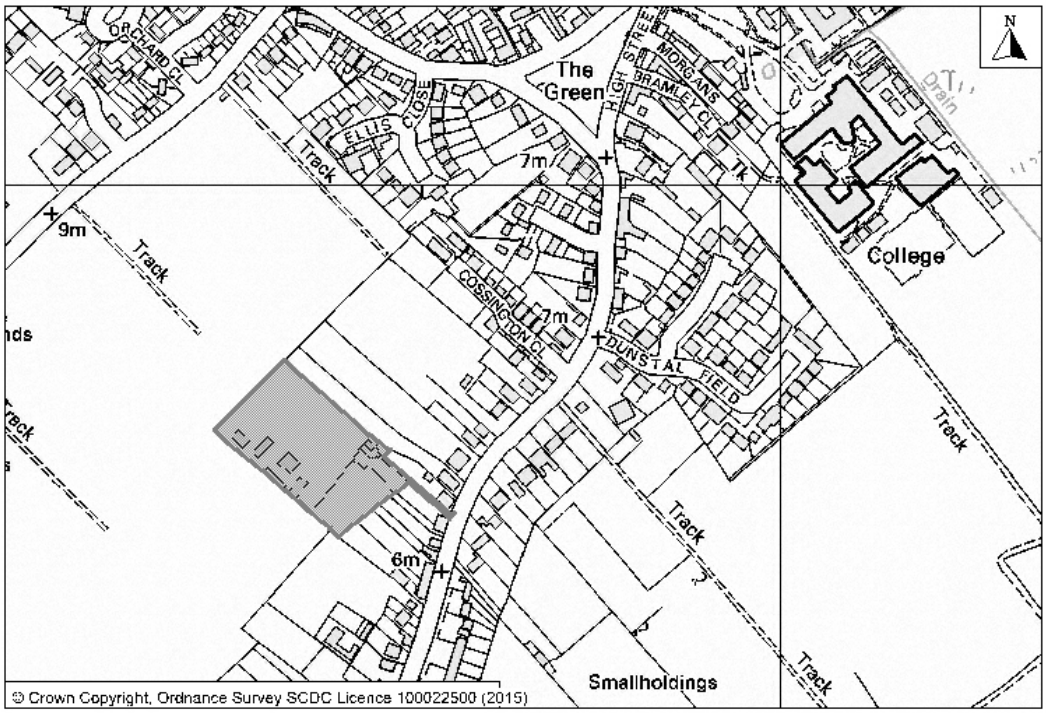
	Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 856m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 862m ACF from centre of site to Firs House Surgery, Cottenham.
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		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

	town, district and local centres?		which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? RED = >3km 4.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development 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 Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 687m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds.

			Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station			GG = Within 400m (6) 243m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,691m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts

	transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC125	
Consultation Reference numbers:	
Site name/address: Cottenham Sawmills, Cottenham	
Map:	



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east. Note: the site is also forms part of a proposal for site 124.
Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock
Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.
Site size (ha): South Cambridgeshire: 1.35ha
Potential residential capacity: 9 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact.
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 adjoining land is partly in industrial / commercial use (sawmill) 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

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Returning adjoining land to countryside, but no proposals for open space.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - The character of this part of the village is

			linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting 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 and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable		AMBER = Standard requirements for renewables would apply

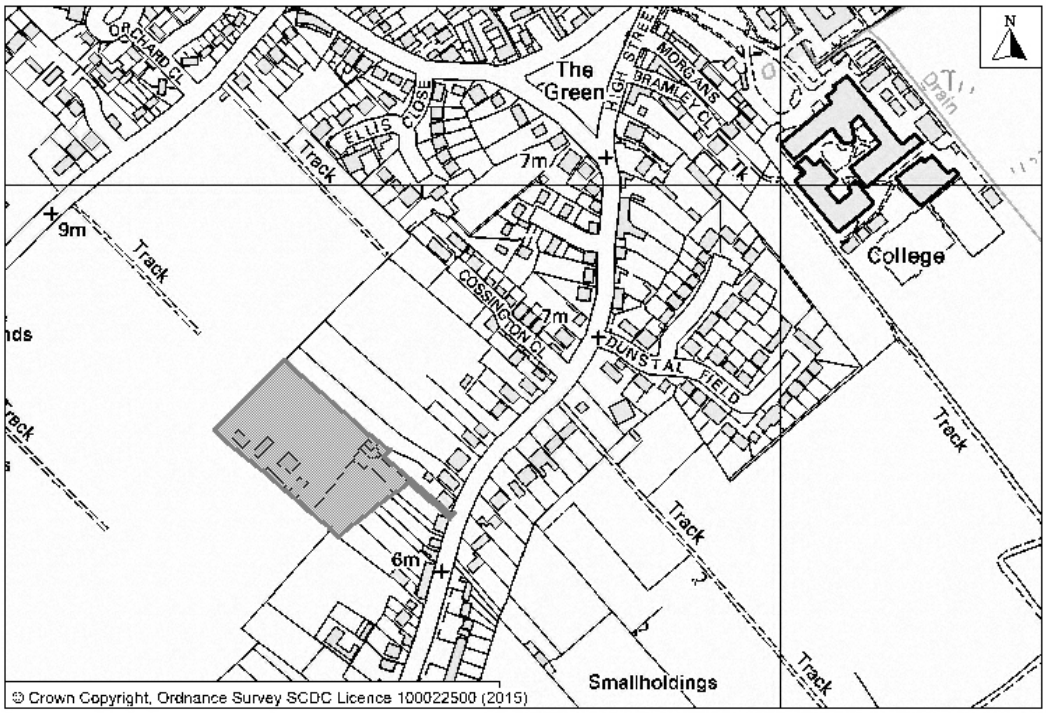
	energy resources?		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes 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 Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 930m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 987m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High
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 997m ACF from centre of site to Firs House Surgery, Cottenham.
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		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible

	activities		
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will

			require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 788m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17.
Distance: bus stop / rail station			GG = Within 400m (6) 192m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public			A = 31 to 40 minutes (3)

transport journey time to City Centre			37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.30km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC125	
Consultation Reference numbers:	
Site name/address: Cottenham Sawmills, Cottenham	
Map:	



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east. Note: the site is also forms part of a proposal for site 124.
Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock
Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.
Site size (ha): South Cambridgeshire: 1.35ha
Potential residential capacity: 9 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact.
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 adjoining land is partly in industrial / commercial use (sawmill) 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

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Returning adjoining land to countryside, but no proposals for open space.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - The character of this part of the village is

			linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting 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 and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable		AMBER = Standard requirements for renewables would apply

	energy resources?		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		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 Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 930m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 987m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High
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 997m ACF from centre of site to Firs House Surgery, Cottenham.
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		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible

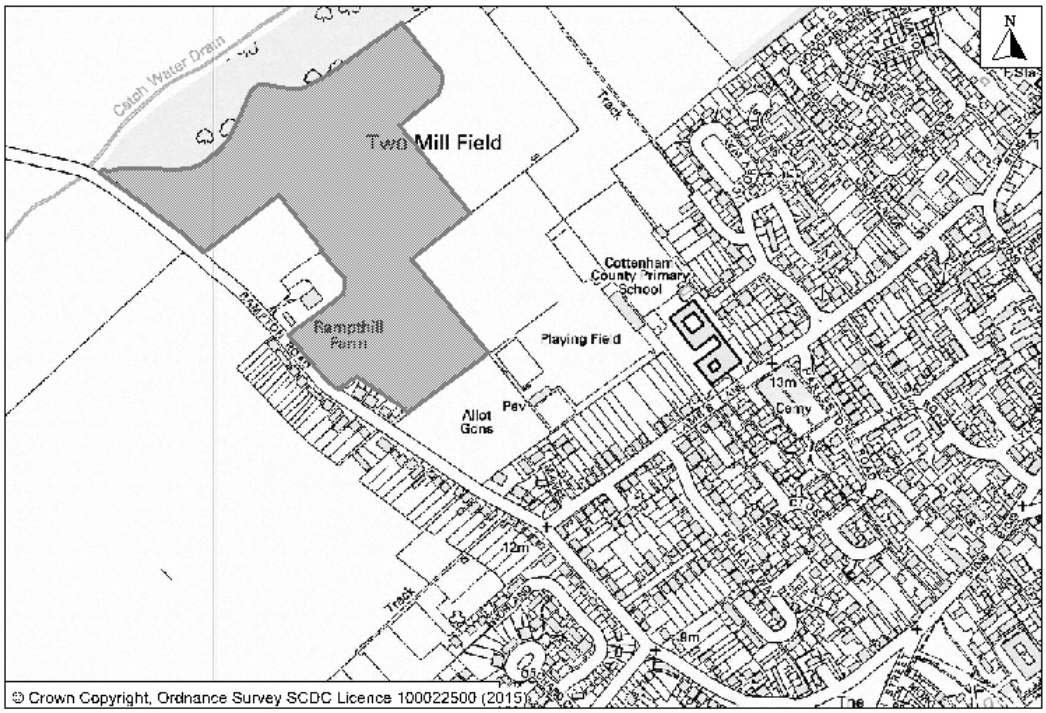
	activities		
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will

			require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 788m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17.
Distance: bus stop / rail station			GG = Within 400m (6) 192m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public			A = 31 to 40 minutes (3)

transport journey time to City Centre			37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.30km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC128	
Consultation Reference numbers:	
Site name/address: Land at Rampton Road, Cottenham	

Map:



Site description: The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.

Current use(s): Agricultural

Proposed use(s): Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space

Site size (ha): South Cambridgeshire: 9.77 ha

Potential residential capacity: 220 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - a small site (total site area over 9 ha.) with approximately 2/3 the site is Grades 1 and 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Possible noise from Rampthill Farm to the south as proposals would be closer than existing residential. No history of complaints. Minor to moderate risk.
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 adjoining land is partly in industrial / commercial use (sawmill) and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision. It may be possible to link to the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north

			and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge). It would be possible to develop at least part of the site, retaining strong, wide buffer zones between the woodland and new development. Careful design will be needed to reduce the impacts of the bulk of the development and the skyline. Careful design would also be needed integrate the development into the flat landscape to the north and east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. This part of the village is linear in character and development of this size would have an adverse impact on townscape character.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply

Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Flood Zone 3 adjoins to the north west of the site and there have been reports of flooding 4-10 years ago on Rampton Road approximately 150m from the NW of the site.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.3km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 304m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health		R = >800m

	centre or GP service?		841m ACF from centre of site to The Cottenham 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). New facilities or improved existing facilities are proposed of minor benefit. Promoter proposes residential-led development with community uses (e.g. land for new primary school if needed) and public open space.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible New facilities or improved existing facilities are proposed of minor benefit. Promoter proposes residential-led development with community uses (e.g. land for new primary school if needed) and public open space.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poorly related and out of character with the existing linear built up area. Separated from the main part of the village by open areas used for allotments and school playing fields.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment		RED = >3km 4.9km ACF from centre of site to South

	centre?		Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Amber to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 514m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would

			result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 238m ACF from the centre of the site to the nearest bus stop (106 service). 494m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) 106 service - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.32km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,505m 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. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site, but a junction located to the south western side of the site would be acceptable. Assumption is that a fairly large proportion of trips might

			reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes
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	**Rural Centre**
Site reference number(s): SC129	
Consultation Reference numbers: 24 (I&O 2012)	
Site name/address: Land south of Ellis Close and East of Oakington Road, Cottenham	
Map:	



Site description: This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.

Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).

Current use(s): Agricultural

Proposed use(s): 132 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.4 ha.

Potential residential capacity: 99 dwellings (30 dph)

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

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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is

	appropriate design and scale of development?		linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting 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 and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on setting of Grade ll listed Moretons Charity Almshouses to the east of the site as northern edge of site obscures rural context, views and backdrop for these buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
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 Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 726m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 861m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 915m ACF from centre of site to Firs House Surgery, Cottenham.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

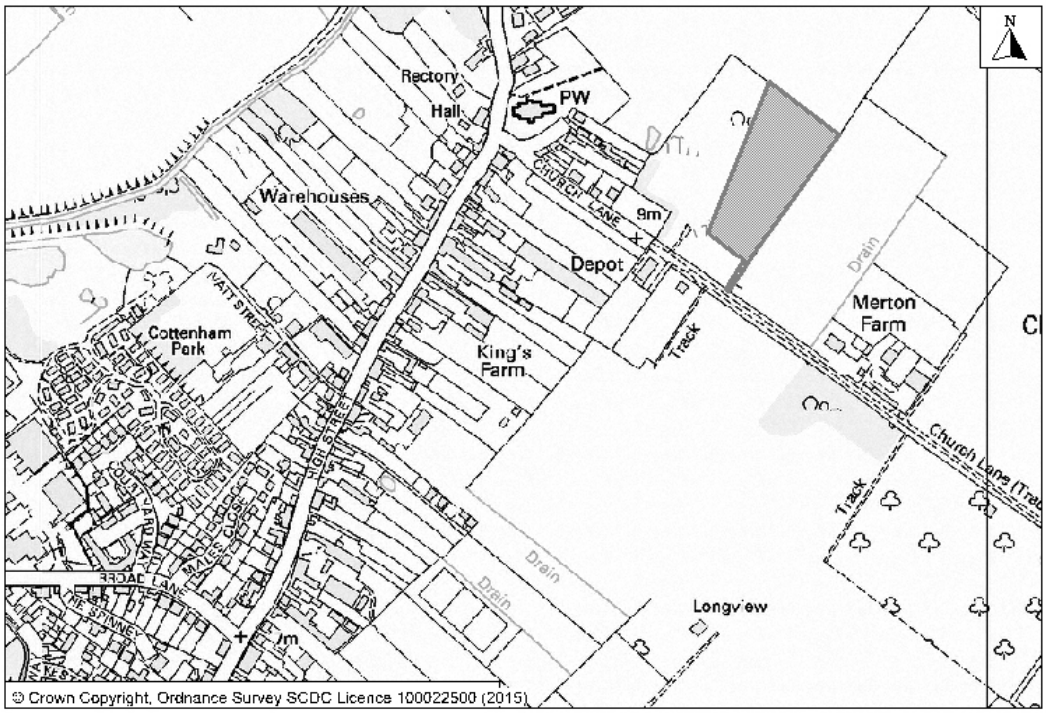
	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 602m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17.
Distance: bus stop / rail station			GG = Within 400m (6) 213m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.50km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,878m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the

			capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC241	
Consultation Reference numbers:	
Site name/address: The Woodyard, Cottenham	

Map:



Site description: The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.

Current use(s): Agricultural

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

(note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 1.22 ha:

Potential residential capacity: 25 dwellings (30 dph)

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

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

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		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 Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.
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 land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street . The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open

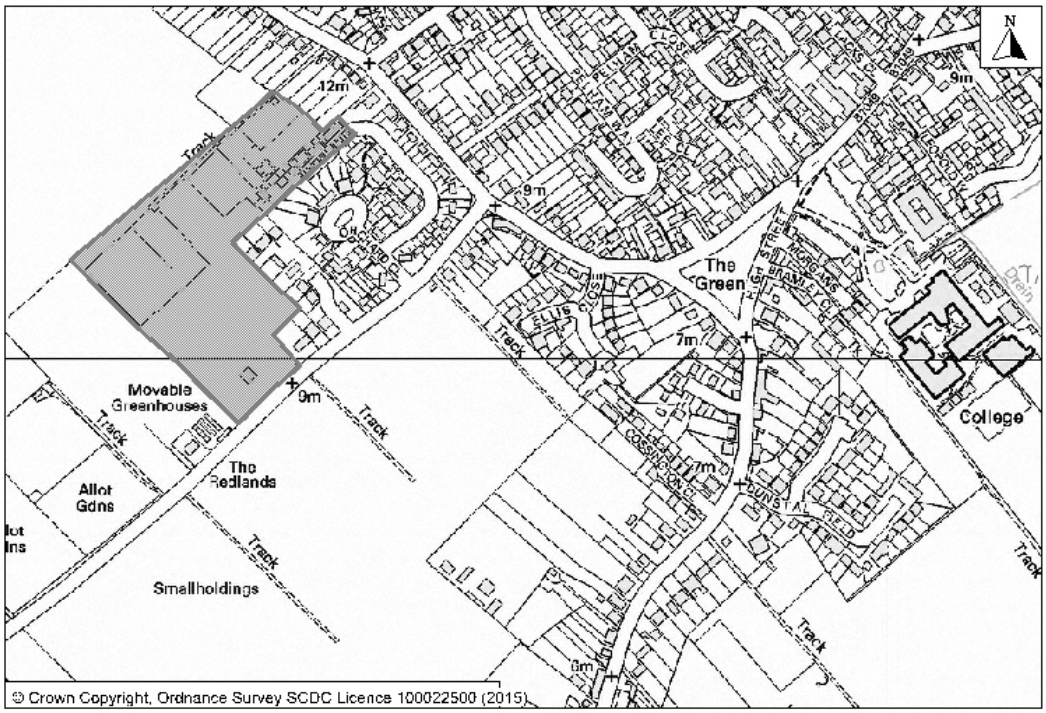
			space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.7km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,577m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,176m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,071m ACF from centre of site to The Cottenham 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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with adjoining site 269 to the west.
ECONOMY			
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, 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 6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary	How far is the nearest primary		R = >800m

School	school?		1,521m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 10.
Distance: bus stop / rail station			RR = Beyond 1,000m (0) 310m ACF from the centre of the site to the nearest bus stop (X8). 1,142m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) X8 - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) X8 - 34 Minutes from Cottenham to Cambridge. Citi 8 - 37 Minutes from Cottenham to

			Cambridge.)
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.13km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,586m 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 access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC260	
Consultation Reference numbers: 22 (I&O 2012)	
Site name/address: Land at Oakington Road, Cottenham	
Map:	



Site description: The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.

Note: the site has also been submitted as part of a larger site – as site 113.

Current use(s): Paddock / Arable Land

Proposed use(s): 100+ dwellings

Site size (ha): South Cambridgeshire: 4.90 ha

Potential residential capacity: 110 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 1
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. The site has a rural character, and creates a soft edge at this entrance to the village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor

	character, including through appropriate design and scale of development?		negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of approach roads into Cottenham.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 653m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or	How far is the site from the nearest		R = >800m

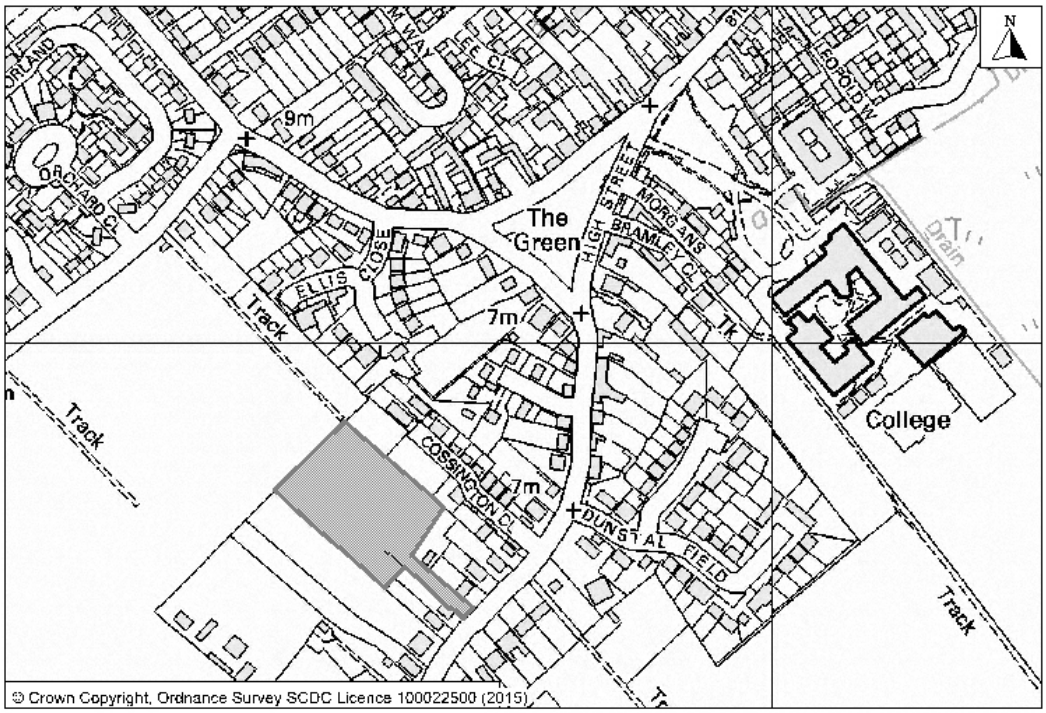
Local Centre	District or Local centre?		1,001m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,077m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.3km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 630m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.8km ACF from centre of site to 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily

			trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station			GG = Within 400m (6) 364m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,197m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network		AMBER = No impacts

	safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC263	
Consultation Reference numbers: 26 (I&O 2012)	
Site name/address: Land to the rear of 34 - 46 Histon Road, Cottenham	
Map:	



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.

The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.

Note: there is significant overlap with site 123.

Current use(s): Hay Making

Proposed use(s): 55-95 dwellings

Site size (ha): South Cambridgeshire: 1.04 ha

Potential residential capacity: 21 dwellings (30 dph).

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

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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor

	character, including through appropriate design and scale of development?		negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 852m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

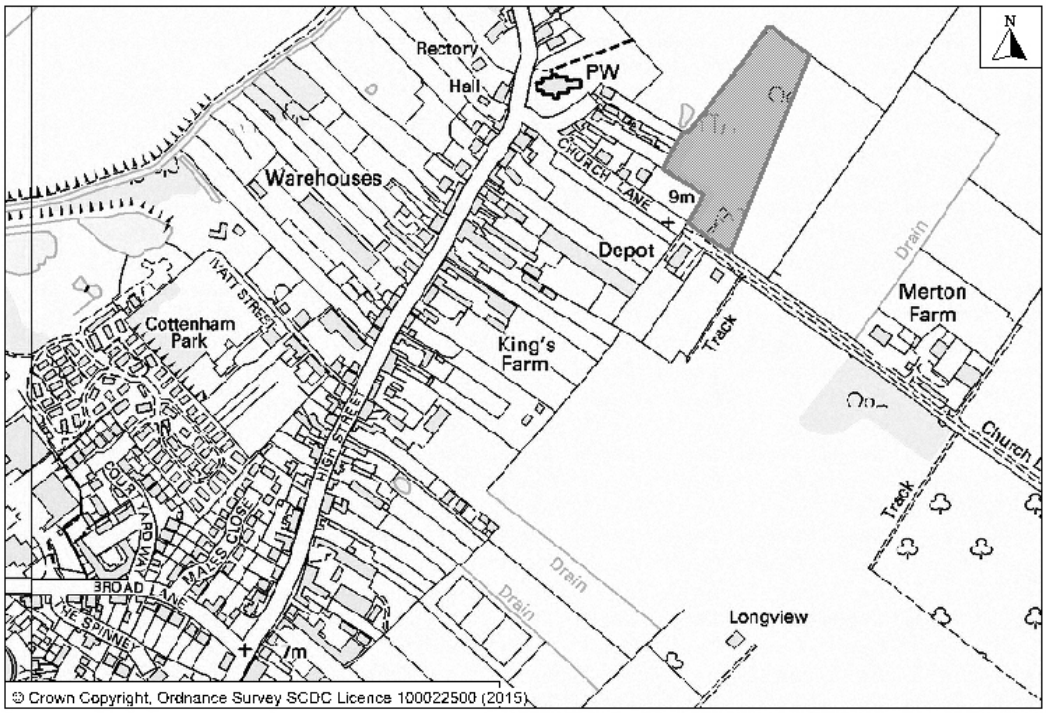
	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 861m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 867m ACF from centre of site to Firs House Surgery, Cottenham.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 690m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Cottenham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This

			comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station			GG = Within 400m (6) 269m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,694m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-

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

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC269	
Consultation Reference numbers:	
Site name/address: Land adjacent to The Woodyard, Cottenham	
Map:	



Site description: The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south. Note: the site is adjacent to Site 241.
Current use(s): Pasture
Proposed use(s): Residential development
Site size (ha): South Cambridgeshire: 1.42 ha
Potential residential capacity: 29 dwellings (30 dph)

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

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

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development

	character, including through appropriate design and scale of development?		conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.
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 land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		AMBER = 1-3km

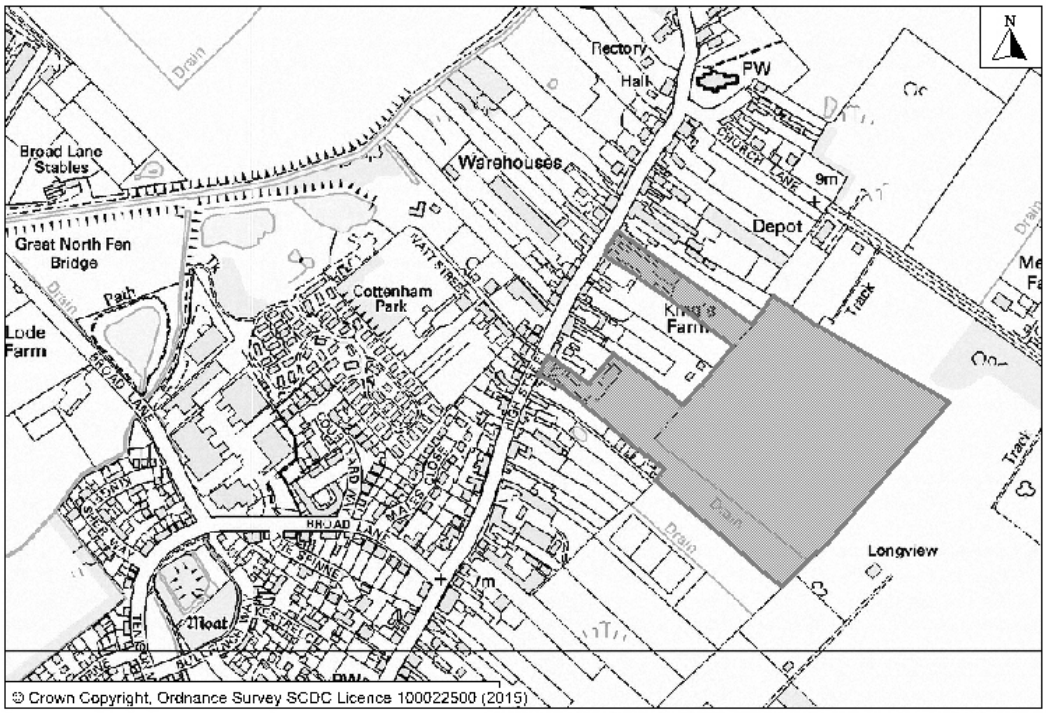
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.6km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,524m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,146m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,032m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities .
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within

	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,478m ACF from centre of site to

			Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km 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. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 10.
Distance: bus stop / rail station			R= Beyond 1,000m (0) 231m ACF from the centre of the site to the nearest bus stop (X8). 1,108m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) X8 - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) X8 - 34 Minutes from Cottenham to Cambridge. Citi 8 - 37 Minutes from Cottenham to Cambridge.
Distance for			A = 10km to 15 km (3)

cycling to City Centre			10.15km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,659m 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. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC316	
Consultation Reference numbers:	
Site name/address: Land to rear of High Street, Cottenham	
Map:	


N
Rectory
Hall
PW
Broad Lane
Stables
Warehouses
9m
Depot
Great North Fen
Bridge
Drain
Path
Cottenham
Park
King's
Farm
Track
Lode
Farm
Longview
Drain
Track
Drain
Drain
Drain

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

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - loss of significant green backdrop.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of

	appropriate design and scale of development?		mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
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 (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site is within the Conservation Area, adjacent and close to several Grade II Listed Buildings along High Street, including where highway access will be provided. Loss of green backdrop will have a significant impact on their setting.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.3km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,269m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact

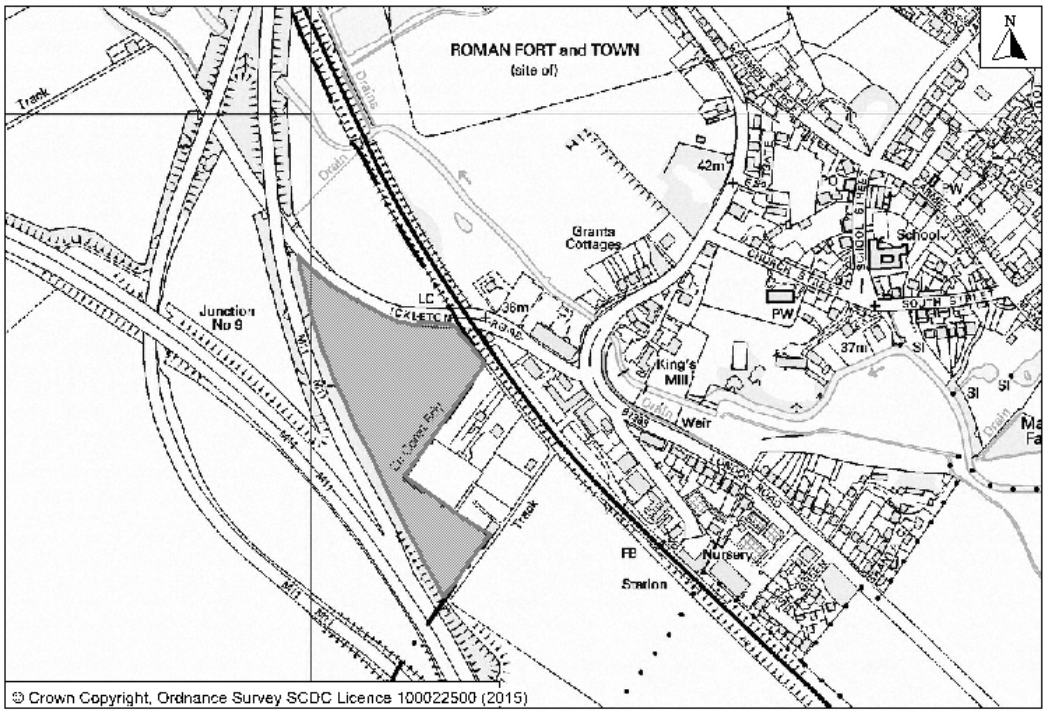
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 814m from nearest centre ACF (Cottenham, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 735m ACF from centre of site to Cottenham Surgery
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear
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,		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

	town, district and local centres?		which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Assumption that the yard is in use for business use, which would mean that development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,188m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 14
Distance: bus stop / rail station			A = Within 800m (3) 258m to nearest bus stop ACF (Cottenham, Pastures) 785m to nearest bus stop ACF (Cottenham, Lambs Lane)
Frequency of Public Transport			G = 20 minute frequency (4) Less than hourly (106 Service) 20 minute service (Citi 8)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 41-50 Minutes (Cottenham, Ivatt Street to Ely, Market Street) 36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.81km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,526m 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. No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these

			settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC330	
Consultation Reference numbers:	
Site name/address: Land adjacent to Whiteways, Ickleton Road, Great Chesterford	
Map:	



Site description: The site is situated south of Ickleton Road on the western edge of Great Chesterford, on the district boundary. The site is located immediately to the east of the M11, at the point where the A11 joins, and west of the mainline railway line. To the south lies an isolated cluster of houses and additional land submitted for housing. The site comprises an agricultural field, largely surrounded by hedgerow, but open to the Ickleton Road frontage.
Current use(s): Agricultural
Proposed use(s): 60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation.
Site size (ha): South Cambridgeshire: 3.90 ha.
Potential residential capacity: 88 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

	versatile agricultural land?		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. A large part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the 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. Site lies near source of air pollution with minor negative impacts incapable of mitigation. Site lies adjacent to the M11 / A11 and mainline railway.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 20m 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)?		RED = Significant adverse impacts incapable of appropriate mitigation The site is subject to traffic and railway noise. Significant levels of ambient / diffuse traffic noise dominant the environment both during the day and night. This site requires full noise and air quality assessments including consideration of any noise attenuation measures such as noise barriers / berms.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, 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.

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development

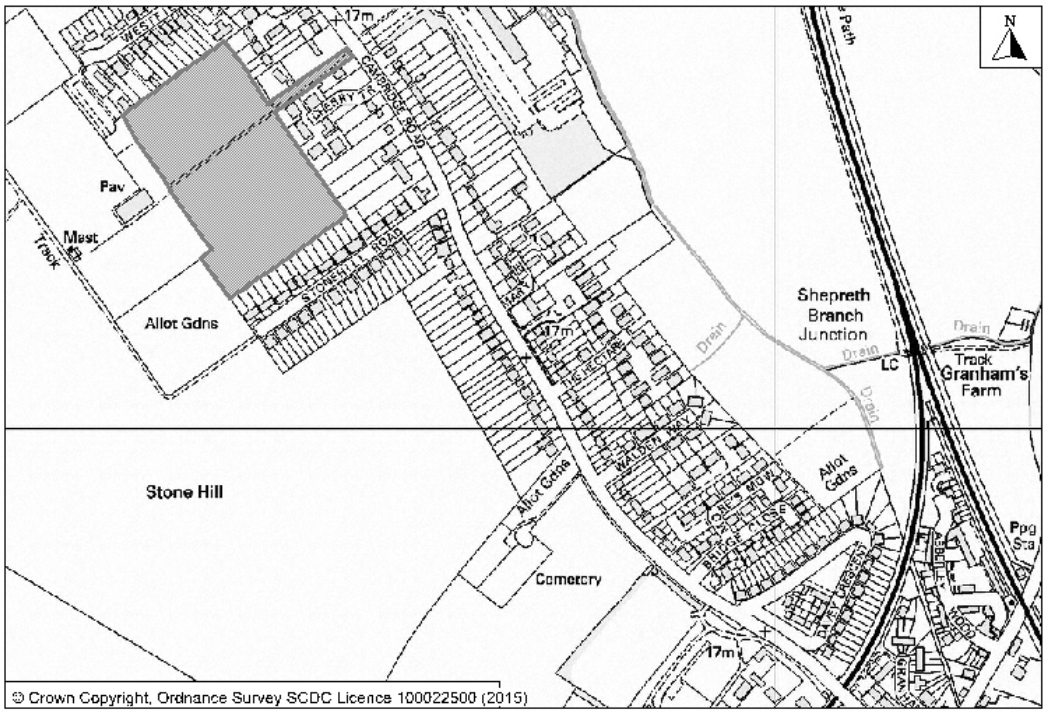
	character, including through appropriate design and scale of development?		conflicts with townscape character, with significant negative impacts incapable of mitigation) - the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Great Chesterford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.

Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m Beyond 1,000m from nearest centre ACF (1,381m to Ickleton, Abbey Street) Within 800m of Great Chesterford Centre
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 633m ACF from centre of site to The Gold Street Surgery – Great Chesterford Branch.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,		GREEN = No effect or would support the vitality and viability of existing centres.

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 6.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 653m ACF from centre of site to Great Chesterford Primary Academy.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.8km ACF from centre of site to Saffron Walden County High School.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		GREEN = Score 15-19 from 4 criteria below Total Score of 18.

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 221m to nearest bus stop ACF (Great Chesterford, Station Turn)
Frequency of Public Transport			R = Hourly service (2) Hourly Service (Citi 7)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 19 Minutes (Great Chesterford, Station Turn to Saffron Walden, Station Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.56km ACF to Saffron Walden
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 415m ACF from centre of the site to Great Chesterford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC005	
Consultation Reference numbers: 18 (I&O 2012)	
Site name/address: Land off Cambridge Road, Great Shelford	
Map:	



Site description: The site is located on the north-western edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site is enclosed by existing residential development to the north, south and east, and by allotments and the Shelford Rugby Club to the west. The site is a grassed field that is dissected by a concrete access road to the Shelford Rugby Club.
Current use(s): The site is currently in agricultural use.
Proposed use(s): 150 dwellings
Site size (ha): South Cambridgeshire: 3.96 ha
Potential residential capacity: 89 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 995m 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 Development compatible with neighbouring uses, some possible issues with noise from training and competitive matches and entertainment events and artificial lighting at the adjacent Shelford Rugby Club.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including International 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

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement and new features, including the planting of small copses and extending hedgerows into the site.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are trees with Tree Preservation Orders in the private residential gardens along the boundaries of the site, which will not be directly affected by development of this site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village.

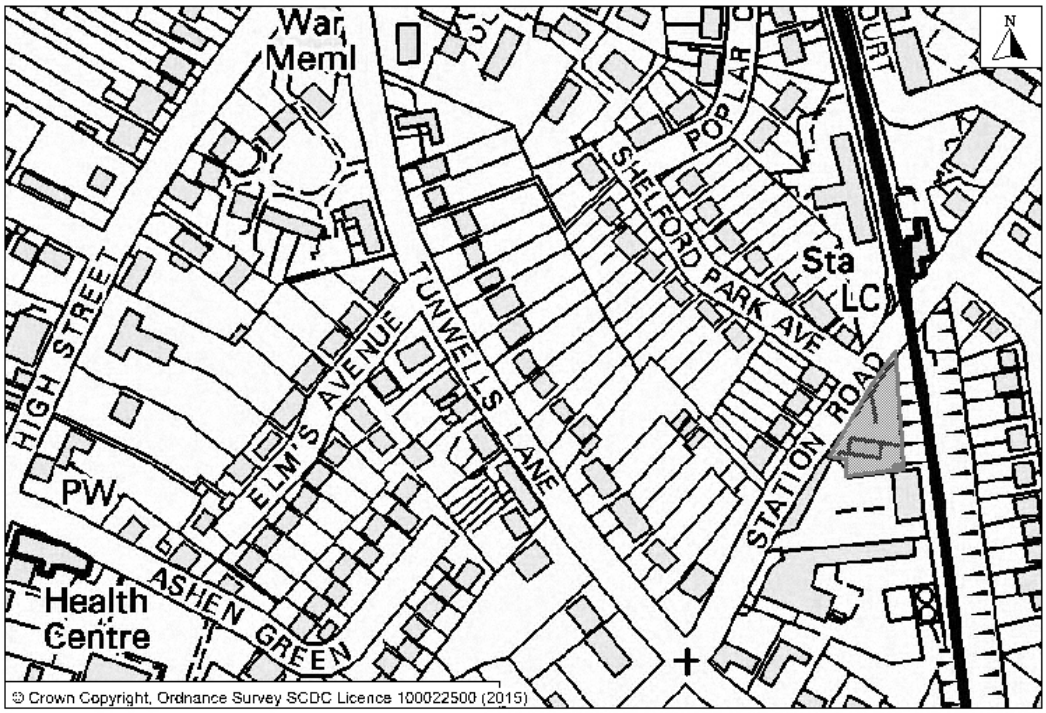
	and scale of development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.7km ACF from centre of the site to Trumpington Meadows.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,600m ACF from centre of the site to Trumpington Meadows.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,549m ACF to Woollards Lane which is surrounded by a large number of services

			and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,486m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities Distant from village centre.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main		AMBER = 1-3km

	employment centre?		2.3km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. 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.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: SHLAA update – primary school very constrained and no opportunity for expansion to meet demands of this development. Some additional capacity may be required at Sawston Village College. (Score changed from Amber to Red)
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,491m ACF from centre of site to Great & Little Shelford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.5km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to		GREEN = Score 15-19 from 4 criteria below Total score of 17

	and quality of public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 268m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 33 Minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.17km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,522m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. The promoter has advised that the existing access to the site would be upgraded as part of any development proposal.
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	**Rural Centre**
Site reference number(s): SC 031	
Consultation Reference numbers:	
Site name/address: The Railway Tavern, Station Road, Great Shelford	
Map:	



Site description: The site is located in the centre of Great Shelford. The site is triangular and is enclosed by existing commercial / industrial units to the south, the railway line to the east with existing residential development beyond, and by residential development along Station Road to the west. The site is occupied by a vacant public house with small garden behind and car park, and is largely screened from the railway line by trees and hedges. The public house closed in September 2009.
Current use(s): The site is occupied by a vacant public house and car park.
Proposed use(s): 13 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)
Site size (ha): South Cambridgeshire: 0.12 ha
Potential residential capacity: 13 dwellings (108 dph, based on planning permission granted in October 2011).

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some possible noise and vibration from adjacent railway line which should be possible to mitigate. Also potential noise from neighbouring office buildings that would require investigation and may require offsite 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). The site has previously been subject to a preliminary contamination assessment and would require further site investigation. 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 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 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
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a

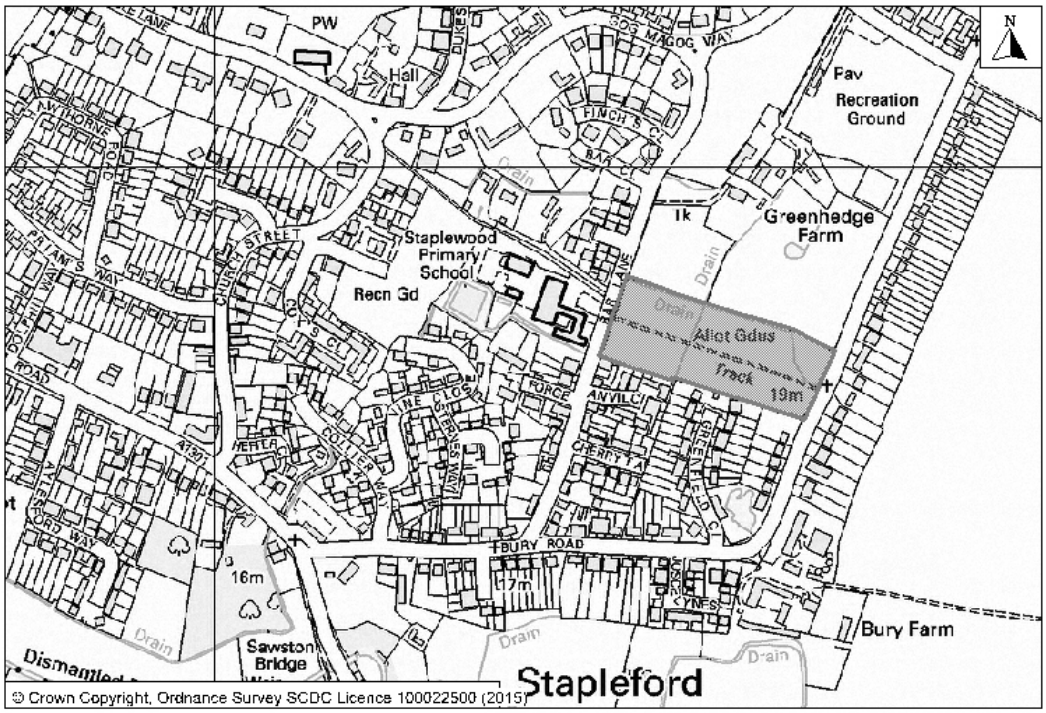
			neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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). Some impact on the setting of the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		AMBER = 400 -800m 431m ACF from centre of the site to Great

	teenagers?		Shelford 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 426m ACF to Woollards Lane which is surrounded by a large number of 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 388m ACF from centre of site to Shelford 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). Development would result in the loss of existing facilities, minor negative impact. The site has planning permission for residential development, the pub has been closed since 2009 and there are other local pubs.
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 721m ACF from centre of site to Great & Little Shelford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.9km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 19 UPDATE: Score changed from 18 to 19 to reflect changed Frequency of public transport score
Distance: bus stop / rail station			GG = Within 400m (6) 152m ACF from the centre of the site to nearest bus stop (Citi 7). 114m ACF from the centre of the site to train station.
Frequency of Public Transport			A = 30 minute frequency (3) Bus has a 20 minute service. Train has an 30 minute to hourly service. UPDATE: Score changed from Hourly (2) to 30 minute frequency.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.50km 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?		G = <400m 115m ACF from centre of site to Great Shelford 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		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	**Rural Centre**
Site reference number(s): SC 033	
Consultation Reference numbers:	
Site name/address: Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	
Map: 	
Site description: The site is located in Stapleford. It is to the south of Greenhedge Farm and is bounded to the west by Bar Road and to the east by Haverhill Road. Stapleford Community Primary School is located on Bar Road immediately west of the site. To the south of the site there is housing with gardens. The site comprises mostly of allotments The north-east corner of the site is grassland rather than allotments and there is a pond/earthworks located here. A track bisects the site providing access to the allotments from both road boundaries. The site is to the south of three other registered sites within Stapleford (Sites 139, 140 and 141).	
Current use(s): Allotments	
Proposed use(s): A village extension i.e. a development adjoining the existing village development framework boundary	
Site size (ha): South Cambridgeshire: 1.91 ha.	
Potential residential capacity: 52 dwellings (30 dph)	

LAND			
PDL	Would development make		RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination The site is used as allotments so 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 Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Within the northern boundary hedgerow are a group of trees, which have a TPO on them. They consist of 2 ash and 1 field maple. Since they are on the edge of the site they could be protected if the site were to be developed.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - the site is an important area of open green space used for allotments that reflects the rural character of the village and its

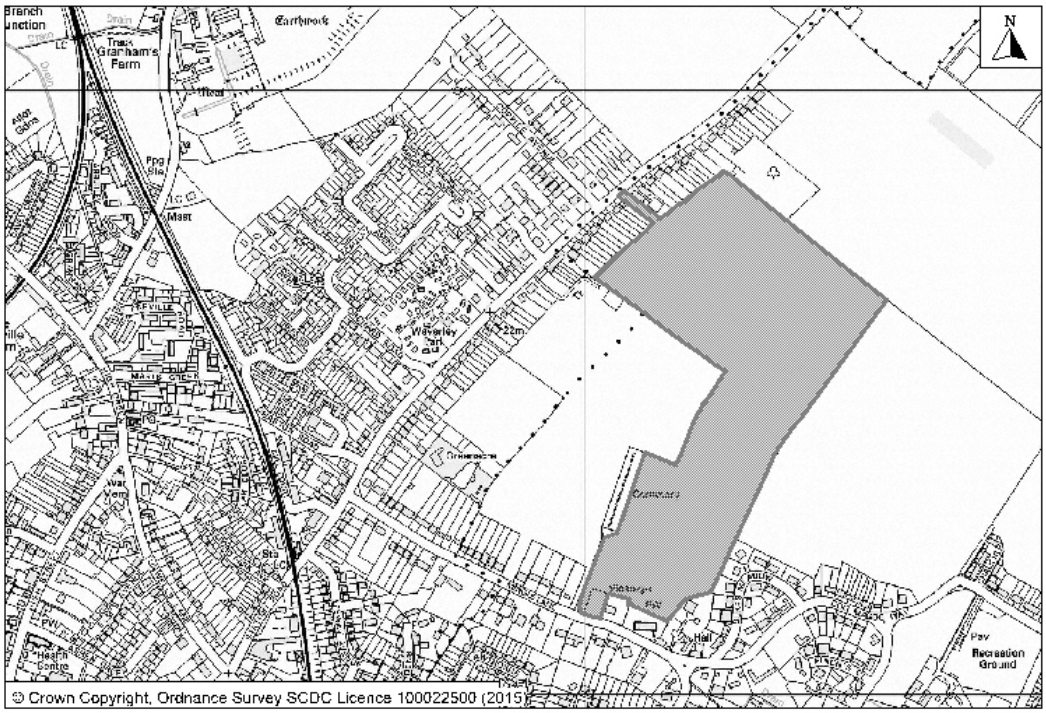
			separate farmsteads.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on 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). Some adverse impact on setting of listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		GREEN = <400m 219m ACF from centre of the site to

	teenagers?		Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,395m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities. There is a smaller and more limited cluster of services and facilities in Stapleford closer to the site (~500m).
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 1,397m ACF from centre of site to Shelford 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?)		RED = Development would result in loss of an existing facilities, major negative impact. Development would result in loss of existing facilities, major negative impact. Loss of well used allotments. May be possible to mitigate if replacement site found.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.2km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 178m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.1km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station			G = Within 600m (4) 154m ACF from the centre of the site to nearest bus stop (31 service). 500m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - 4 buses a day. Citi 7 - 20 minute service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.14km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,119m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from

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

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC 041	
Consultation Reference numbers:	
Site name/address: Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	
Map:  © Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)	
Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site consists of agricultural fields with some hedges and trees along the boundaries.	
Current use(s): The site is currently in agricultural use.	
Proposed use(s): 676 dwellings with allotments	
Site size (ha): South Cambridgeshire: 16.93 ha	
Potential residential capacity: 254 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

	versatile agricultural land?		site including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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 of a significant size and there is a potential for an increase in traffic and static emissions that could affect local 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
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance - Mingle Lane / Station Road.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are some trees with Tree Preservation Orders along the southern boundary.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village.

	and scale of development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.6km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 528m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact

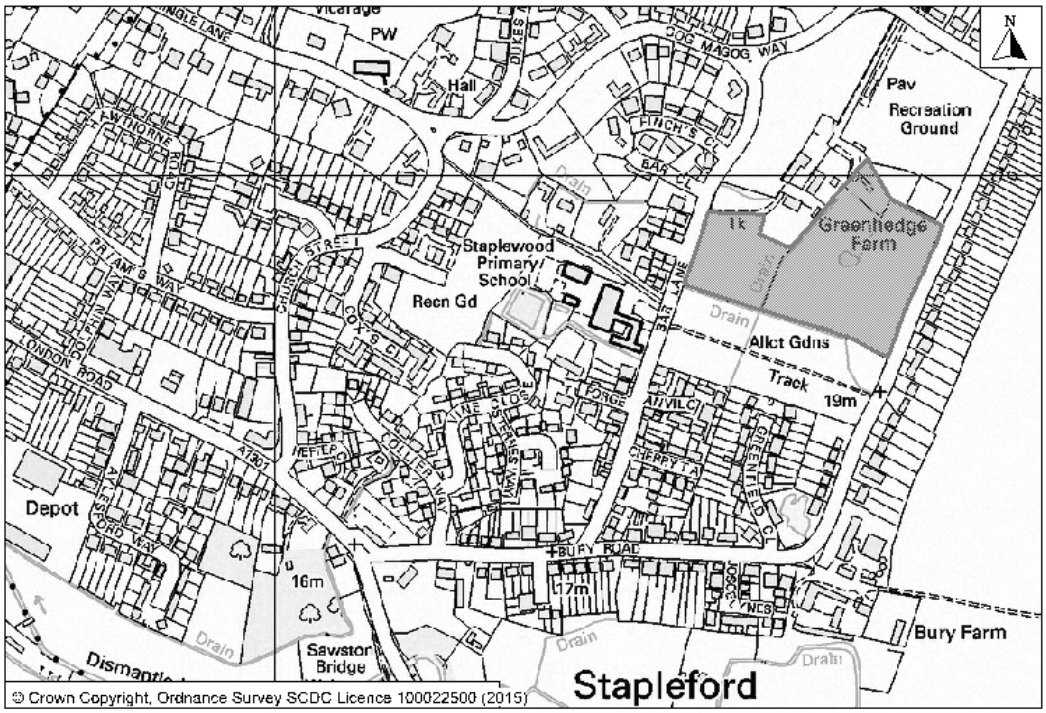
	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,286m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,247m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Allotments are proposed as part of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.5km ACF form centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require reinforcement of the gas network. 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 639m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.8km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13
Distance: bus stop / rail station			R = Within 1,000m (2) 393m ACF from the centre of the site to nearest bus stop (31 service). 878m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - Less than hourly service. Citi 7 - 20 minute service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.41km ACF from the centre of the site to Cambridge Market.)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 828m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement

			to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC 139	
Consultation Reference numbers:	
Site name/address: Land east of Bar Lane and South of Gog Magog Way	
Map:	



Site description: The site is located in Stapleford. The northern boundary of the site wraps around Greenhedge Farm to the west and further east along this boundary is a large open space with tennis courts that is Stapleford recreation ground. Allotments are to the south of the site. Bar Lane forms the boundary to the west and Haverhill Road to the east. Both these roads have residential properties along them.

The site comprises two paddocks divided from north to south by a hedgerow. The western paddock consists of pastureland surrounded by hedges on all sides. The larger paddock to the east consists of pastureland with a pond in the middle. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm which have an access road from the farm complex.

This site combines Sites 140 and 141. (Site 141 is the western section and Site 141 the eastern section). Site 033 is adjacent to the southern boundary

Current use(s): Paddocks

Proposed use(s): Up to 30 dwellings with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 2.80 ha.

Potential residential capacity: 63 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site is in agricultural / farm use so 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 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 International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Within the southern boundary hedgerow are a group of trees, which have a TPO on them. There are four protected individual ash trees in the hedgerow that runs from north to south that divides the site in half; Several trees are within the hedge slightly south of Greenhedge Farm; A walnut and an ash tree are protected in the hedge adjacent to Greenhedge farm; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden; A willow tree is growing slightly away from the hedge near to Greenhedge Farm; Near to the farm buildings in the north of the site is a protected ash tree; Two willow trees are protected that are growing by the pond in the paddock that forms the east of the site; An ash tree is protected which stands in

			isolation in the middle of the southern part of the eastern paddock.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -If the site were to be developed there would be an impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village. The site is enclosed farmland.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Both paddocks that make up the site bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Listed buildings in Bar Lane and its development would result in loss of openness and functional rural setting. Some adverse impact on setting of listed

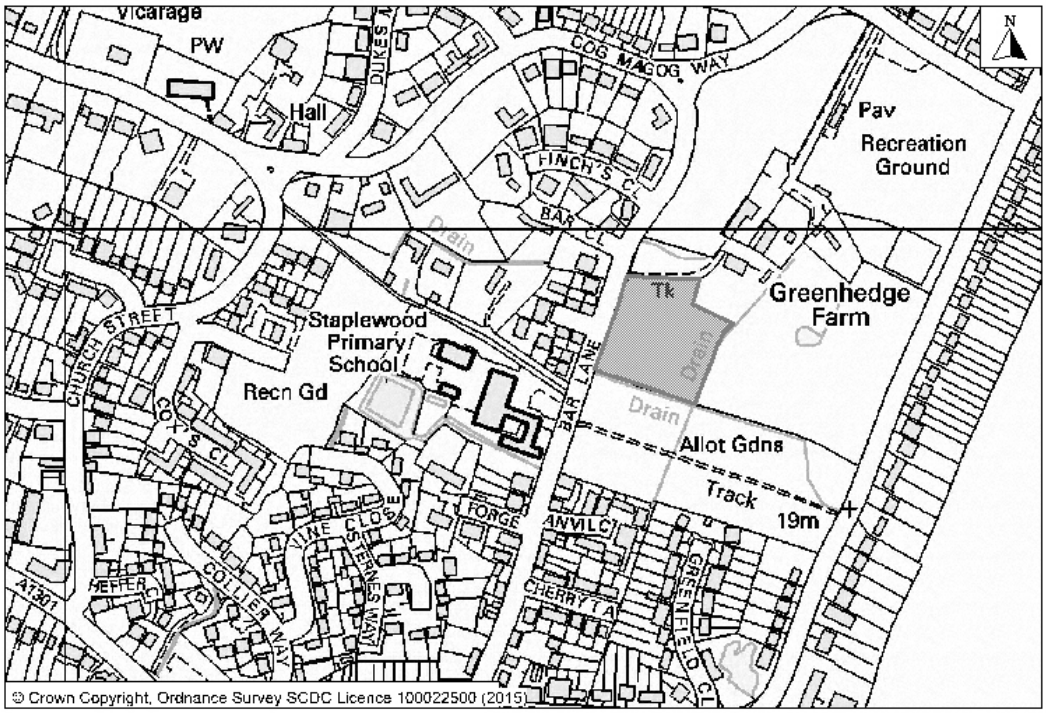
	scheduled monuments)?		buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
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 Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 127m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,430m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,427m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

	of key local 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 with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.1km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
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		GREEN = Existing infrastructure likely to be sufficient

	services and infrastructure, including communications infrastructure and broadband?		Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 212m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station			G = Within 600m (4) 106m ACF from the centre of the site to nearest bus stop (31 service). 569m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - Less than hourly service. Citi 7 - 20 minute service.

Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.07km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,125m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC140	
Consultation Reference numbers:	
Site name/address: Land east of Bar Lane and South of Gog Magog Way, Stapleford	
Map:	



Site description:
The site is located in Stapleford to the south of Greenhedge Farm. Bar Lane forms the boundary to the west. A hedge forms the eastern boundary with adjoining pastureland. To the south of the site are allotments. The site consists of pastureland. There are hedges enclosing the site on all sides

This site is adjacent to Site 141 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary.

Current use(s): Paddock

Proposed use(s): Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 0.72 ha

Potential residential capacity: 15 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site is in agricultural / farm use so 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 Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the east; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - If the site were to be developed there would be an impact on landscape due to loss of a significant open green space which reflects

			the rural character of this part of the village. The site is enclosed farmland.
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) - Paddock bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Listed buildings in Bar Lane and its development would result in loss of openness and functional rural setting. Some adverse impact on setting of listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance:	How far is the		GREEN = <1km or onsite provision

Outdoor Sport Facilities	nearest outdoor sports facilities?		0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 183m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,352m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,349m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with adjoining site 033 to the south.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

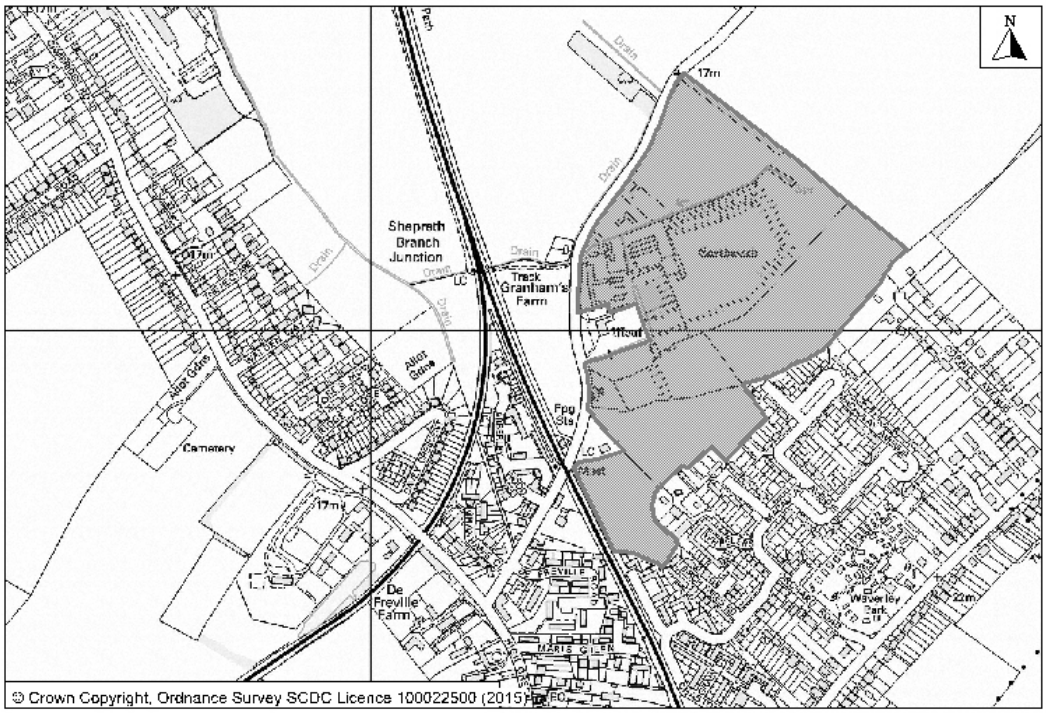
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.1km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 140m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to		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

	the site?		high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 184m ACF from the centre of the site to nearest bus stop (31 service). 505m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - Less than hourly service. Citi 7 - 20 minute service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.07km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,049m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on

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

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC145	
Consultation Reference numbers:	
Site name/address: Land at Granhams Farm, Great Shelford	

Map:



Site description: The site is located on the north-eastern edge of Great Shelford and borders open countryside to the north west (beyond Granhams Road) and north east. The site adjoins residential development to the south east and the railway line to the south west. A cycle path runs alongside the railway line.

The site includes existing residential properties including a row of listed cottages and a listed former dovecote that is now a dwelling, however it excludes Granhams Farm House (40 Granhams Road) including its garden and moat, and The Shepherds Cottage (26 Granhams Road). The site includes a cluster of former agricultural buildings that have been converted to commercial uses, accessed off Granhams Road.

The remainder of the site is open fields divided by hedges and trees and the site is largely screened from Granhams Road by a mixture of trees, hedges, fences and walls.

A drain that starts from a spring within the site dissects the northern section of the site.

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

Proposed use(s): Up to 100 dwellings

Site size (ha): South Cambridgeshire: 17.54 ha.

Potential residential capacity: 263 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL A small portion of the site is previously developed land including residential properties and commercial buildings.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - a large proportion of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses, some possible noise and vibration from nearby railway but possible to mitigate. Assume that agricultural / commercial buildings within the site that may create noise and odour issues would be removed, therefore resulting in minor benefits.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). The site would require investigation due to its existing agricultural / commercial uses. 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 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 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)?		RED = Development would have a negative impact on existing features or network links incapable of appropriate mitigation Significant negative impact as extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare, farmland birds, bats and badgers. Limited opportunities for habitat enhancement.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are Tree Preservation Orders on trees within the site and along its boundaries. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in encroachment of the built area into the open farmland that provides a countryside setting to the village and also creates a separation between Cambridge and Great Shelford.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, significant negative impacts incapable of mitigation) - development of this site would change the rural character of this area of village and would harm the settings of the listed buildings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the earthwork remains of a medieval moat and enclosures.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

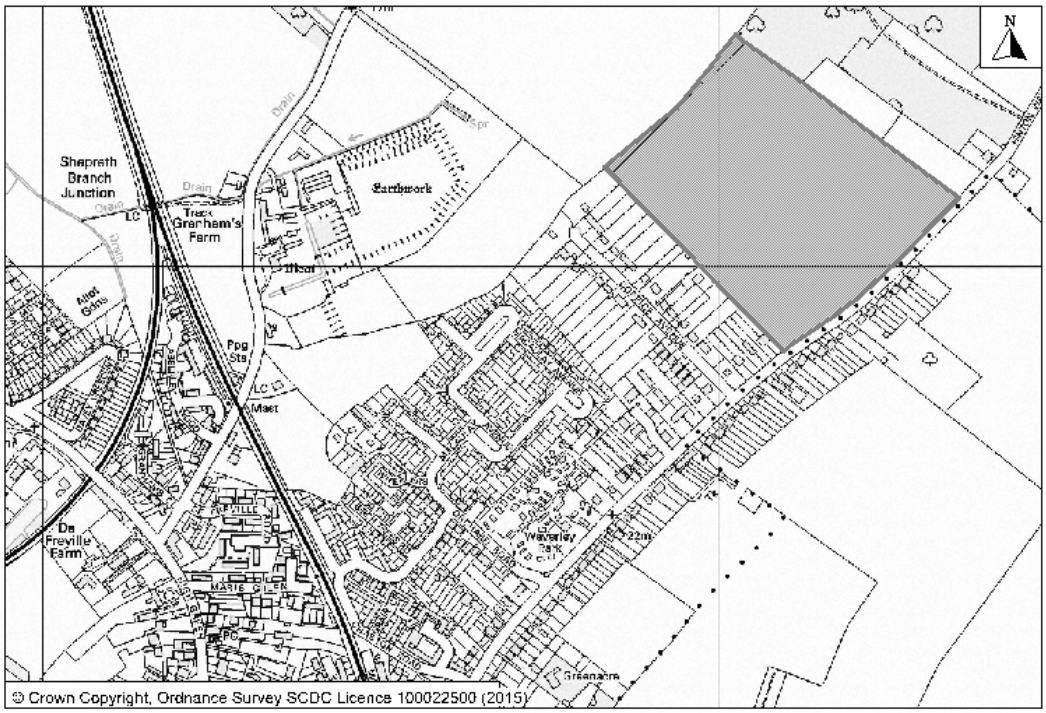
	of publically accessible open space?		provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.3km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,246m ACF from centre of the site to Recreation Ground, Great Shelford.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,169m ACF to Woollards Lane which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,094m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities

			proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,356m ACF from centre of site to Great & Little Shelford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.6km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. There is an off-road shared use foot / cycle path alongside the railway line.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16-17
Distance: bus stop / rail station			A = Within 800m (3) 656m ACF from the centre of the site to nearest bus stop. 778m ACF from the centre of the site to train station.
Frequency of Public Transport			G = 20 minute frequency (4) Bus has a 20 minute service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City			G = 5km to 10km (4)

Centre			5.65km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 778m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC146	
Consultation Reference numbers:	
Site name/address: Land at Hinton Way, Great Shelford	
Map:	



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins well wooded low density residential development to the south west and linear residential development to the south east. The site borders open countryside to the north west and a well wooded area to the north east that includes three residential properties and the remains of a former country house and hotel. The site is a rectangular agricultural field bounded by trees and hedges.
Current use(s): The site is currently in agricultural use.
Proposed use(s): Up to 150 dwellings
Site size (ha): South Cambridgeshire: 12.16 ha
Potential residential capacity: 182 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including International 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

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Significant positive impact as there are opportunities to create new ponds and extended grassland habitats within the site that would be beneficial to the great crested newt population, that are already located in adjacent ponds.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are trees with Tree Preservation Orders along the boundaries of the site, within neighbouring private residential gardens and on adjoining land to the north, which includes the remains of a former country house and hotel.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of the built area into the strongly rolling chalk hills rising from the village edge and into the separation between Cambridge and Great Shelford.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development

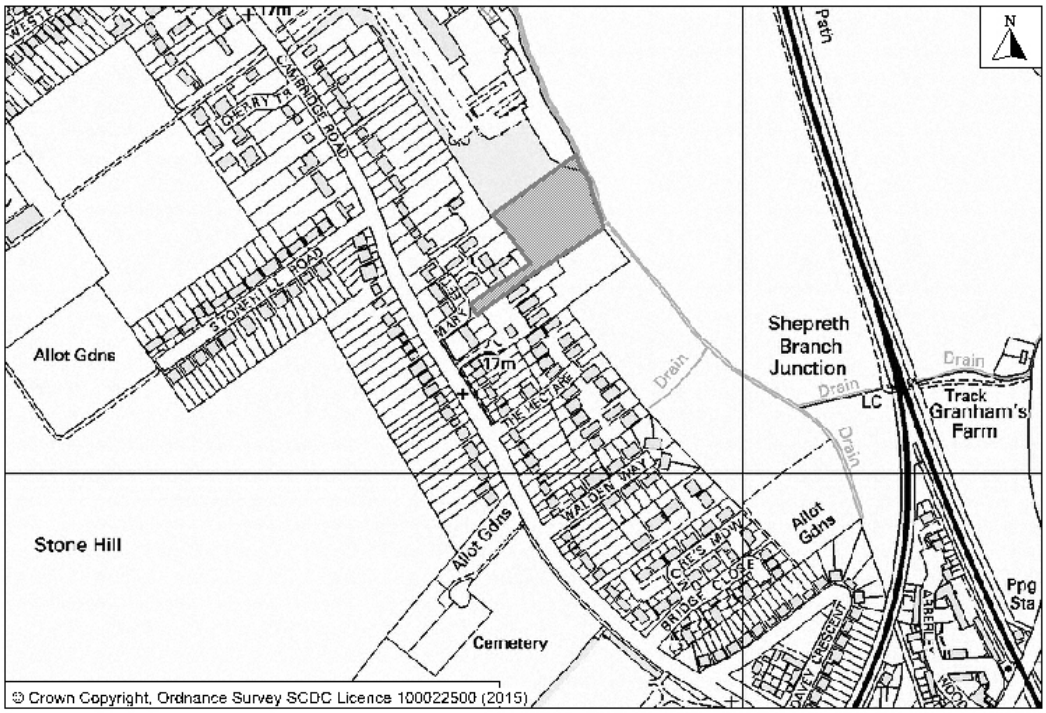
	townscape character, including through appropriate design and scale of development?		conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED =>800m 1,125m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact

Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,511m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,448m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. 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.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R =>800m 1,267m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.5km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to		AMBER = Score 10-14 from 4 criteria below Total score of 16

	consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			A = Within 800m (3) 194m ACF from the centre of the site to nearest bus stop. 778m ACF from the centre of the site to train station.
Frequency of Public Transport			A = 30 minute frequency (3) Bus has a less than hourly service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 24 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.77km ACF from the centre of the site to Cambridge Market.)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,035m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC149	
Consultation Reference numbers:	
Site name/address: Land at Marfleet Close, Great Shelford	
Map:	



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in Marfleet Close and along Cambridge Road. The site borders Scotsdales Garden Centre to the north-west, Hobson's Brook and open countryside to the north-east, and residential properties and garden land to the south-east. The site is a rectangular grassed field with heavily treed areas along the north-west and south-east boundaries.
Current use(s): The site is currently in use as a paddock.
Proposed use(s): Approximately 20 dwellings
Site size (ha): South Cambridgeshire: 0.82 ha.
Potential residential capacity: 17 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but majority of site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses, some possible noise from adjacent Scotdales Garden Centre that would require further investigation and may require offsite mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

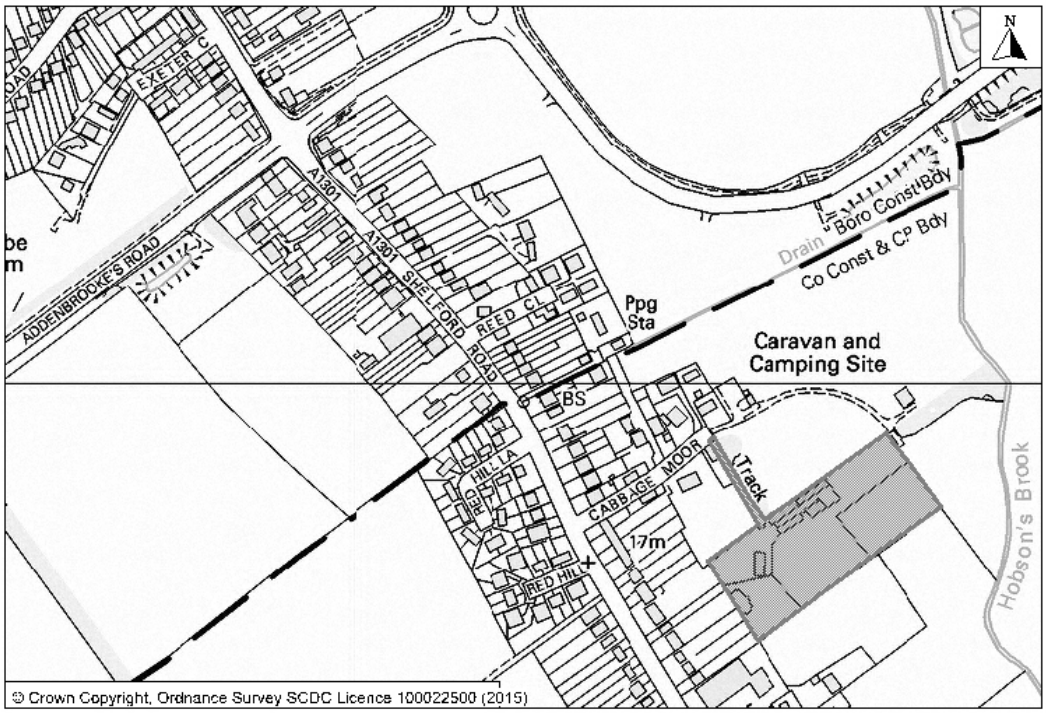
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Loss of grassland habitat which may provide foraging habitat for species including bats and badgers.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village and the separation between Cambridge and Great Shelford.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (development conflicts with townscape character, significant negative impacts incapable of

	appropriate design and scale of development?		mitigation) - development of this site would change the linear character of this area of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED =>800m 1,474m ACF from centre of the site to Stapleford 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		R = >800m 1,353m ACF to Woollards Lane which is

	centre?		surrounded by a large number of services and facilities
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,281m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3kmCambridge 013D (Addenbrooke's site) 2.1km ACF from centre of site to
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. 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.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R =>800m 1,378m ACF from centre of site to Stapleford Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.2km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores		AMBER = Score 10-14 from 4 criteria below Total score of 17

	determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 155m ACF from the centre of the site to nearest bus stop. 1,212m ACF from the centre of the site to train station.
Frequency of Public Transport			G = 20 minute frequency (4) Bus has a 20 minute service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.27km ACF from the centre of the site to Cambridge Market.)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,212m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the proposed site does not appear to have a direct link to the adopted public highway. Site has access to Marfleet Close.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC188	
Consultation Reference numbers:	
Site name/address: Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	
Map: 	
Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site adjoins Great Shelford Caravan and Camping Club and open countryside. The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. Mature trees and hedges on its northern, western and eastern boundaries screen the site.	
Current use(s): The site is currently in residential, agricultural and storage use.	
Proposed use(s): 60-70 dwellings with public open space	
Site size (ha): South Cambridgeshire: 1.80 ha.	
Potential residential capacity: 49 dwellings (30dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL A small proportion of the site is previously developed land including a dwelling and land used for the storage of caravans.
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses, some possible issues with noise from adjoining commercial / industrial site that may require offsite mitigation. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to its existing agricultural / commercial uses. 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 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		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement and new features, including the planting of small copses and extending hedgerows into the site.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

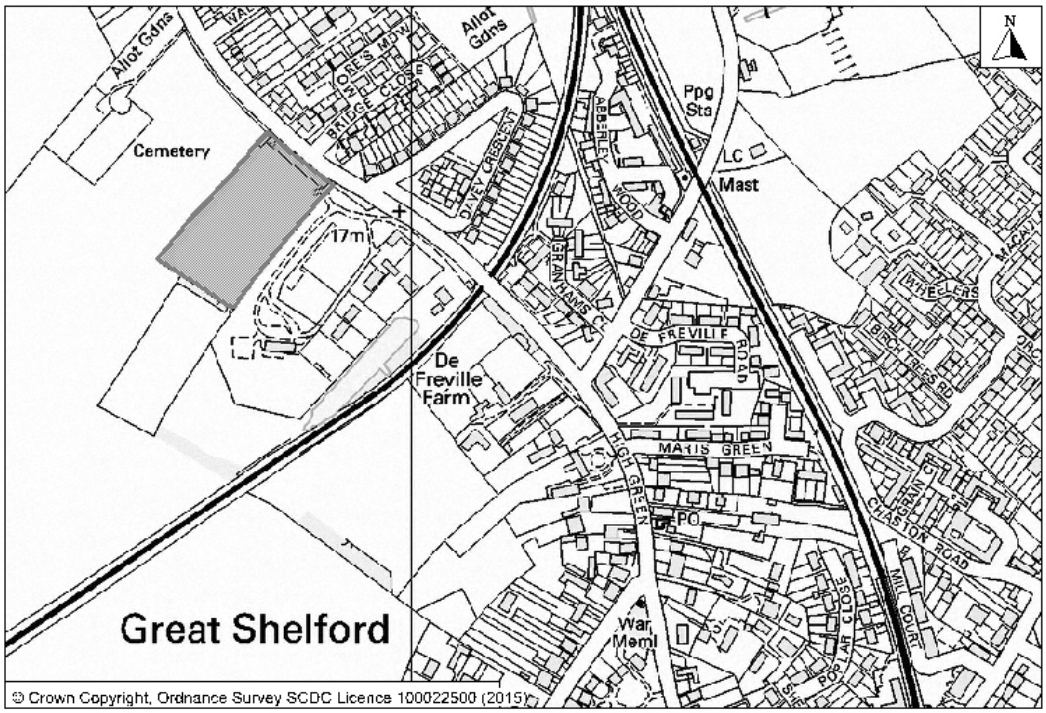
	distinctiveness of townscape character, including through appropriate design and scale of development?		Significant Negative Impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would create development contrary to the ribbon development character 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 and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.8km ACF from centre of the site to Trumpington Meadows.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,350m ACF from centre of the site to Trumpington Meadows.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,333m ACF to Trumpington district centre, Cambridge.
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 1,964m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on

	vitality and viability of Cambridge, town, district and local centres?		vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 2,016m ACF from centre of site to Great & Little Shelford C of E Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.9km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores		GREEN = Score 15-19 from 4 criteria below Total score of 19

	determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 229m ACF from the centre of the site to nearest bus stop (Citi 7). 1,913m ACF from the centre of the site to train station.
Frequency of Public Transport			G = 20 minute frequency (4) Bus has a 20 minute service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.63km ACF from the centre of the site to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,912m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the proposed site does not appear to have a direct link to the adopted public highway and the access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC205	
Consultation Reference numbers:	
Site name/address: Land north-west of 11 Cambridge Road, Great Shelford	
Map:	



Site description: The site is located on the north-western edge of Great Shelford, and adjoins open countryside to the north-west and south-west. The site borders low density landscaped residential development to the south-east and linear residential development along Cambridge Road.

The site is a rectangular agricultural field enclosed by mature trees and hedges.

Current use(s): The site is currently arable land

Proposed use(s): 6-8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25 ha and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 1.41 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		AMBER = Minor loss of grade 1 and 2 land

	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Noise from Cambridge Road can be mitigated by design and layout, which may influence density. A noise assessment of the electricity substation in the northwest corner needs to be undertaken.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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).

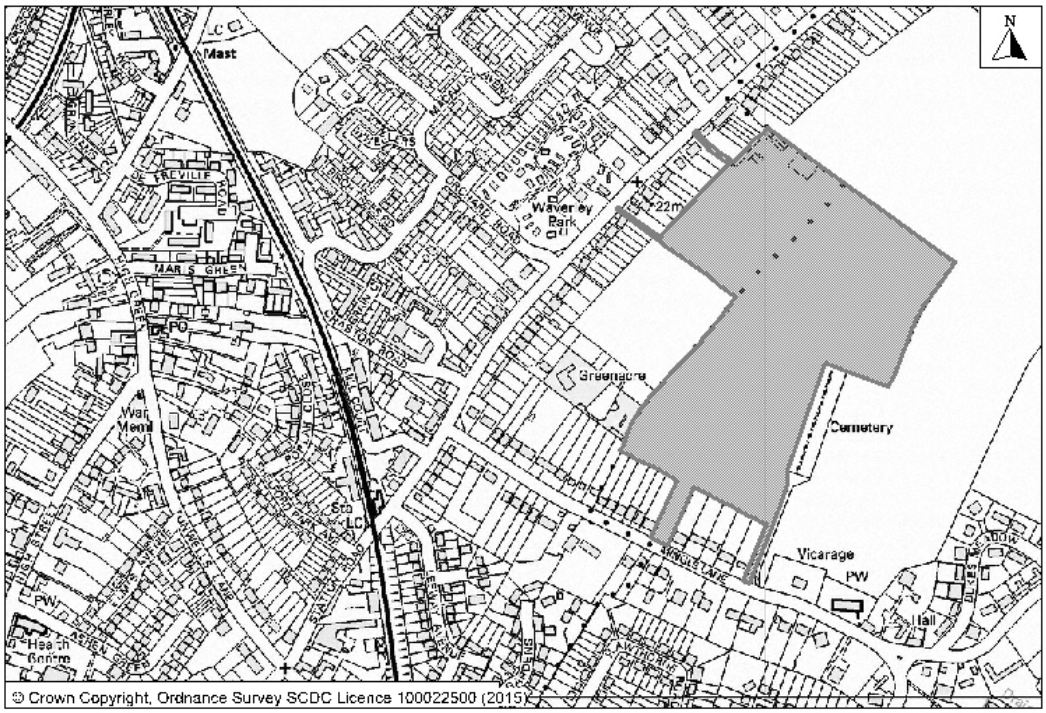
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links No impact on protected sites and species (or impacts could be mitigated).
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are trees with Tree Preservation Orders on the south-eastern and north-eastern boundaries of the site. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character,

	through appropriate design and scale of development?		significant negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village and the site is part of an Important Countryside Frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - the site is part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 986m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		R =>800m

District or Local Centre	from the nearest District or Local centre?		861m ACF to Woollards Lane which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 792m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site in a relatively isolated location, poorly related to the built up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.5km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient . Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 874m ACF from centre of site to Great & Little Shelford C of E Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.8km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the		GREEN = Score 15-19 from 4 criteria below Total score of 17

	four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 103m ACF from the centre of the site to nearest bus stop (Citi 7). 820m ACF from the centre of the site to train station.
Frequency of Public Transport			G = 20 minute frequency (4) Bus has a 20 minute service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.77km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 821m ACF from centre of the site to Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC207	
Consultation Reference numbers:	
Site name/address: Land east of Hinton Way, north of Mingle Lane, Great Shelford	
Map: 	
Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is an agricultural field with some hedges and trees along the boundaries.	
Current use(s): The site is in agricultural use as arable land.	
Proposed use(s): 200+ dwellings with public open space	
Site size (ha): South Cambridgeshire: 10.04 ha.	
Potential residential capacity: 151 dwellings (30dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the 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

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

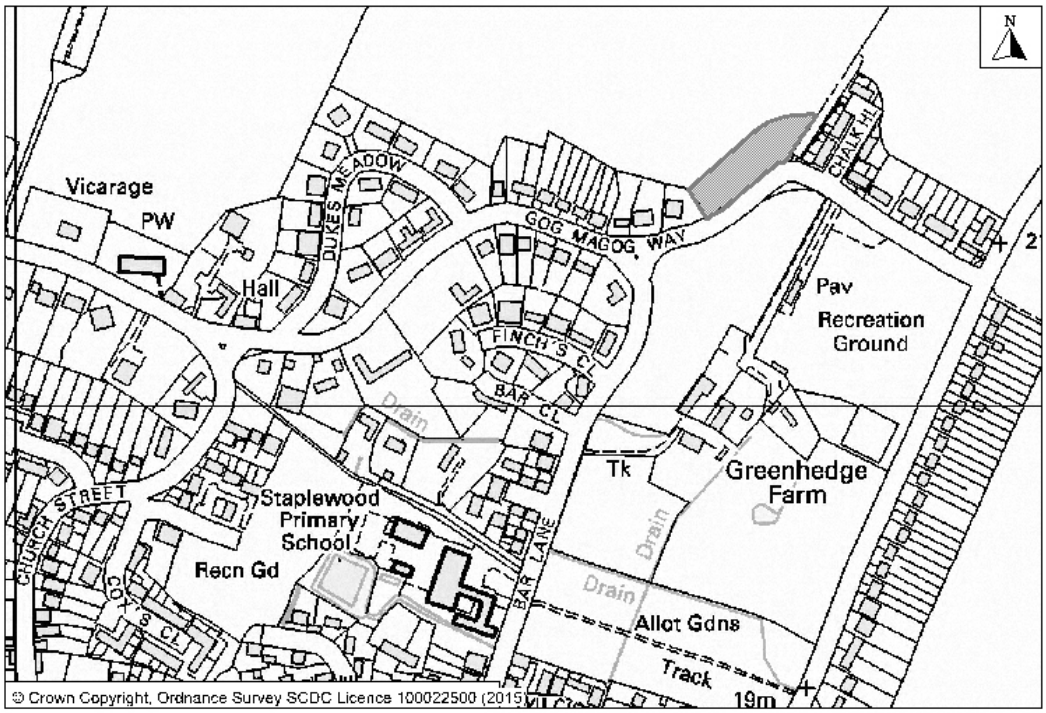
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for habitat enhancement through copse planting to compliment the woodland feel of the adjacent cemetery, the retention and enhancement of the scrubland, and additional hedgerow planting.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are some trees with Tree Preservation Orders along the southern boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, significant negative impacts incapable of mitigation) - development of this site would create development contrary to the ribbon development character of this part of the

			village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor negative impact on historic assets (incapable of satisfactory mitigation) – site forms part of the setting of the Great Shelford Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
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 Collier Memorial Recreation Ground, Stapleford.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 714m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,040m ACF to Woollards Lane which is surrounded by a large number of services

			and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 999m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around another site, leaving an undeveloped area in the middle unless sites 212 is also developed.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.5km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 672m ACF from centre of site to Stapleford Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.9km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16-17

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC208	
Consultation Reference numbers:	
Site name/address: Land to the north of Gog Magog Way, Stapleford	
Map:	



Site description: The site is situated on the north side of Gog Magog Way and follows the curve of the road at this point. It is adjacent to property No 41 to the west and new affordable housing in Chalk Hill to the east. Further south down Gog Magog Way there is a listed building located on the junction with Bar Lane – Stapleford Hall. The site is part of a large arable field with no clear distinctions within the field to mark the boundary of the proposed site.
Current use(s): Arable Field
Proposed use(s): 8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)
Site size (ha): South Cambridgeshire: 0.32 ha.
Potential residential capacity: 7 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) - northern half of site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process. 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. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be

	International and locally designated sites)		achieved through the development process.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is enclosed farmland. The road adjoining the site has high hedgerows on both sides with mature trees and is rural in character. Development of the site would be likely to impact on this green character
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Loss of mature hedgerow if site developed therefore altering townscape character of

	and scale of development?		area.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation 'Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II Listed building - loss of openness and rural setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 99m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,477m ACF to Woollards Lane, Stapleford which is surrounded by a large number of

			services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,459m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the		AMBER = 1-3km

Accessibility	nearest main employment centre?		2.8km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 401m ACF from centre of site to Stapleford Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.4km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus			A = Within 800m (3)

stop / rail station			151m ACF from the centre of the site to nearest bus stop (31 service). 759m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - 4 buses a day. Citi 7 - 20 minute service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.81km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,094m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Distance: bus stop / rail station			G = Within 600m (4) 290m ACF from the centre of the site to nearest bus stop (31 Service). 573m ACF from the centre of the site to train station.
Frequency of Public Transport			A = 30 minute frequency (3) Bus has a less than hourly service. Train has a 30 minute to hourly service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 24 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.36km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 574m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the proposed access is unsuitable to serve the number of units that are being proposed and does not allow for 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	**Rural Centre**
Site reference number(s): SC212	
Consultation Reference numbers:	
Site name/address: Land east of Hinton Way, Great Shelford	
Map:	



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east. The site is a rectangular agricultural field with hedges and trees along the north-eastern boundary.			
Current use(s): The site is currently in use as a paddock.			
Proposed use(s): 60-80 dwellings with public open space			
Site size (ha): South Cambridgeshire: 1.97 ha.			
Potential residential capacity: 53 dwellings (30 dph)			

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

	best and most versatile agricultural land?		agricultural land (Grades 1 and 2) - small site including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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).

	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)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement through the provision of tree belts and hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village.
Green Belt	What effect would		AMBER = negative impact on Greenbelt

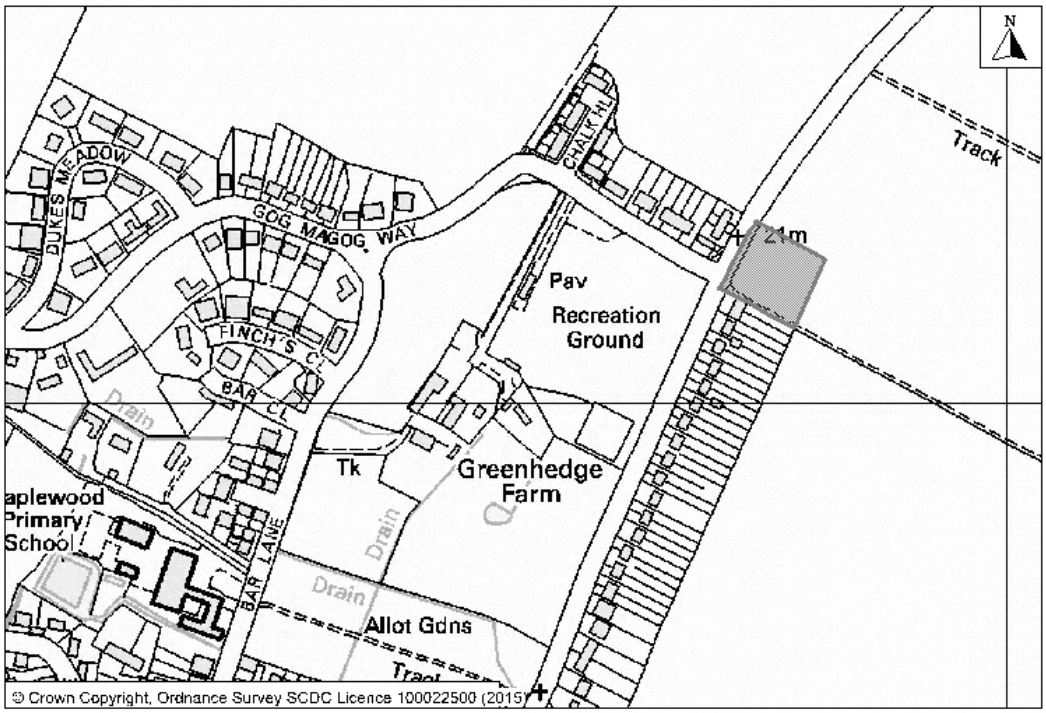
	the development of this site have on Green Belt purposes?		purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, 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 part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
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 Collier Memorial Recreation Ground, Stapleford.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 902m ACF to Woollards Lane which is surrounded by a large number of services and facilities.
Distance: City	How far is the site		R = >800m

Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 854m ACF from centre of site to Shelford Heath Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.5km ACF from centre of site to Cambridge 013D (Addenbrooke's site)

Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 774m ACF from centre of site to Stapleford Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 3.0km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16-17
Distance: bus stop / rail station			G = Within 600m (4) 126m ACF from the centre of the site to nearest bus stop (31 Service).

			422m ACF from the centre of the site to train station.
Frequency of Public Transport			A = 30 minute frequency (3) Bus has a less than hourly service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 24 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.29km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 422m ACF from centre of the site to Great Shelford 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. Access constraints - the proposed site does not have a direct link to the adopted public highway. The promoter has indicated that access will need to be secured from the adjoining landowner.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC253	
Consultation Reference numbers:	
Site name/address: Land at Gog Magog Way / Haverhill Road, Stapleford	
Map:	



Site description: The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground. The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it – i.e. it does not extend further than the built up property line of the urban form adjacent to it.
Current use(s): Arable Farm Land
Proposed use(s): 10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land.
Site size (ha): South Cambridgeshire:0.38 ha.
Potential residential capacity: 11 dwellings (30 dph)

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will 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 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. No impact on protected sites and species (or impacts could be mitigated).

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is a part of a large arable field that is part of the open countryside on the edge of Stapleford.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a

	and scale of development?		neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting 'Neutral impact (existing features retained, or appropriate mitigation possible). Some loss of rural setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.1km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 145m ACF from centre of the site to Stapleford 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		R = >800m 1,690m ACF to Woollards Lane, Stapleford

	centre?		which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,677m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the		AMBER = 1-3km

Accessibility	nearest main employment centre?		3.0km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 519m ACF from centre of site to Stapleford Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.3km from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13
Distance: bus			R = Within 1,000m (2)

stop / rail station			78m ACF from the centre of the site to nearest bus stop (31 service). 887m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport			G = 20 minute frequency (4) 31 service - 4 buses a day. Citi 7 - 20 minute service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.98km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,328m ACF from centre of the site to Great Shelford 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 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	**Rural Centre**
Site reference number(s): SC262	
Consultation Reference numbers:	
Site name/address: Land at Hinton Way, Stapleford	
Map:	



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel. The site is part of an agricultural field bounded by hedges and trees.
Current use(s): The site is currently in agricultural use.
Proposed use(s): 15+ dwellings
Site size (ha): South Cambridgeshire: 1.21 ha.
Potential residential capacity: 33 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 versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of village.

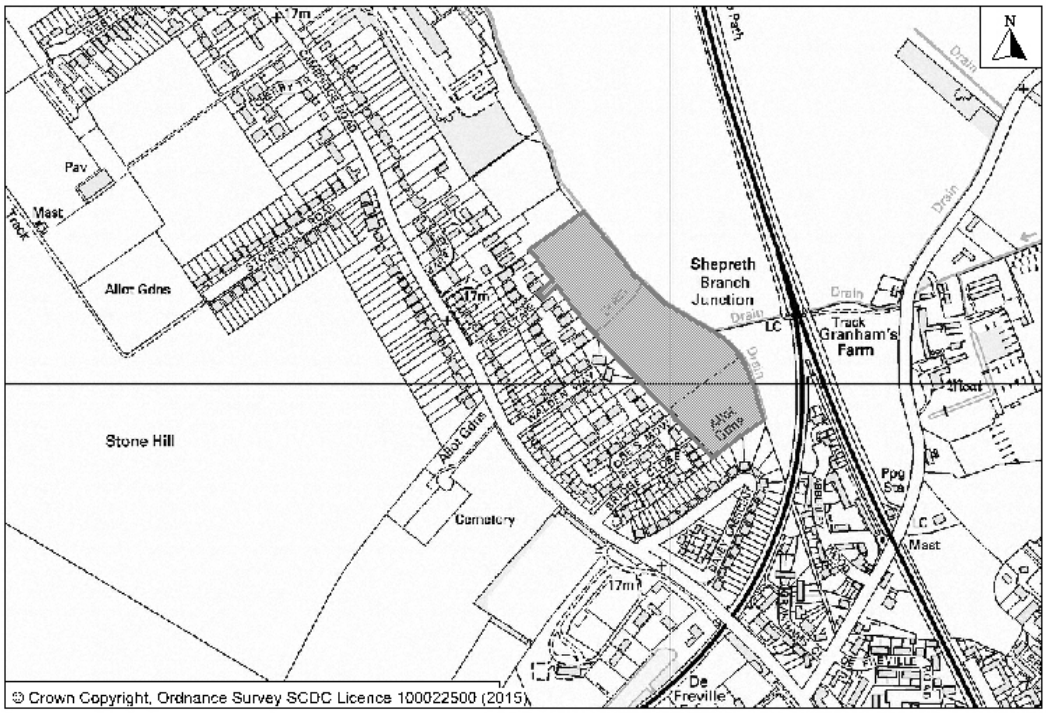
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 956m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,662m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City	How far is the site		R = >800m

Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,606m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)

Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,183m ACF from centre of site to Stapleford Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 148m ACF from the centre of the site to nearest bus stop (31 service).

			1,277m ACF from the centre of the site to nearest bus stop (Citi 7). 1,175m ACF from the centre of the site to train station.
Frequency of Public Transport			RR = Less than hourly service (0) 31 bus has a less than hourly service. Citi 7 bus has a 20 minute service. Train has an 30 minute to hourly service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.94km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,176m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC305	
Consultation Reference numbers:	
Site name/address: Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford	
Map:	



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in The Hectare, Walden Way, Hobson's Acre, More's Meadow, Bridge Close and Davy Crescent, all accessed off Cambridge Road. The site borders open countryside beyond Hobson's Brook to the east, and residential properties and garden land to the north, west and south. The site is rectangular and is divided into two fields and allotments, with intermittent trees and hedges along its boundaries.
Current use(s): The site is currently agricultural land and allotments
Proposed use(s): 45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development.
Site size (ha): South Cambridgeshire: 3.54 ha (2.81 ha excluding the allotments that are being retained)
Potential residential capacity: 63 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. It is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, 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

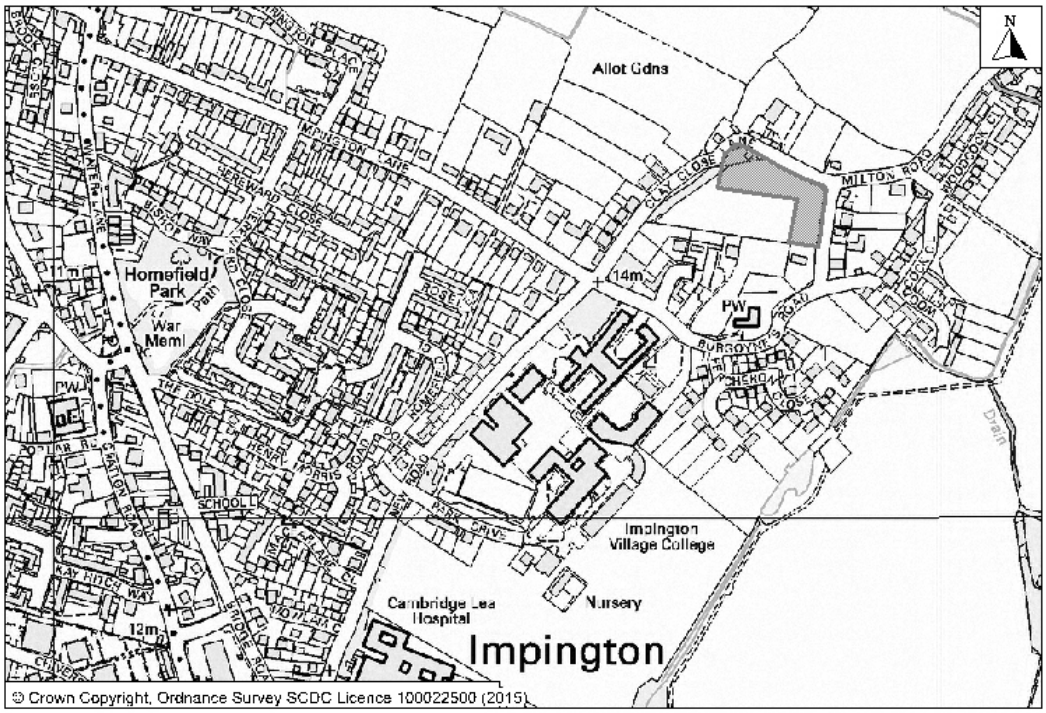
	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of the site would result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

	townscape character, including through appropriate design and scale of development?		Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of the site would create development contrary to the ribbon development character of this area of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk The majority of the site is Flood Zone 1. A small area is in Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.3km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,244m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,128m to Great Shelford, Woollards Lane)
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 1,053m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.2km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,190m ACF from centre of site to Great & Little Shelford C of E Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.9km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the		GREEN = Score 15-19 from 4 criteria below Total Score of 17

	four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 240m to nearest bus stop ACF (Great Shelford, Bridge Close)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 32 Minutes (Great Shelford, Bridge Close to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.49km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 954m ACF from centre of the site to Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. The site has access to More's Meadow and The Hectare.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC006	
Consultation Reference numbers: N/A	
Site name/address: Land off Clay Close Lane, Impington	
Map: 	
Site description: Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.	
Current use(s): Pasture	
Proposed use(s): 10-20 dwellings	
Site size (ha): South Cambridgeshire: 0.59 ha.	
Potential residential capacity: 16 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		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

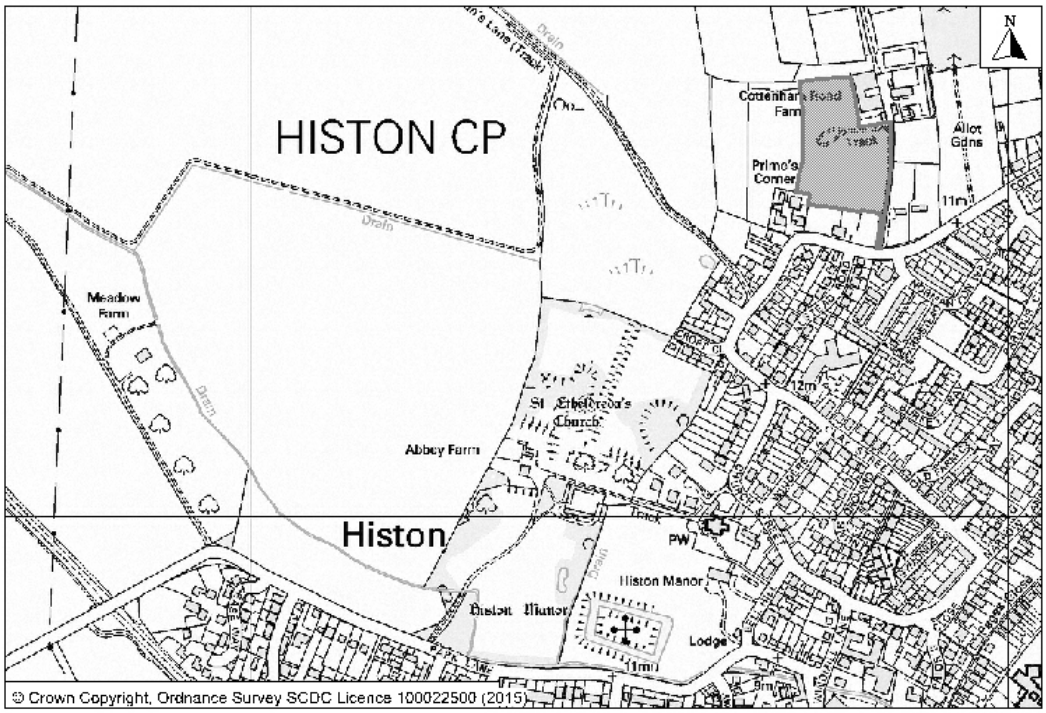
	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character, and an Important Countryside Frontage has been designated to the south west to protect the rural character that sweeps into the village in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with

	through appropriate design and scale of development?		significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 813m ACF from centre of the site to land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,028m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities. There is a smaller range of services and facilities within 1,000m located in Impington, but the High Street, Histon represents the main centre of Histon and Imington.
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 882m ACF from centre of site to The Surgery, Histon
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.6km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 888m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or

			contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station			GG = Within 400m (6) 340m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.91km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,433m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts 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	**Rural Centre**
Site reference number(s): SC013	
Consultation Reference numbers: N/A	
Site name/address: Land rear of 59 & 61 Cottenham Road, Histon	
Map: 	
Site description: The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.	
Current use(s): Agricultural	
Proposed use(s): 30-40 dwellings	
Site size (ha): South Cambridgeshire: 1.72 ha.	
Potential residential capacity: 46 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) - whole

	versatile agricultural land?		site Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development may be incompatible with neighbouring uses. Unwins Industrial Estate to north east with medium to large sized industrial type units / uses including light industrial and warehouse type 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. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		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

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - the site has only a tenuous link to village

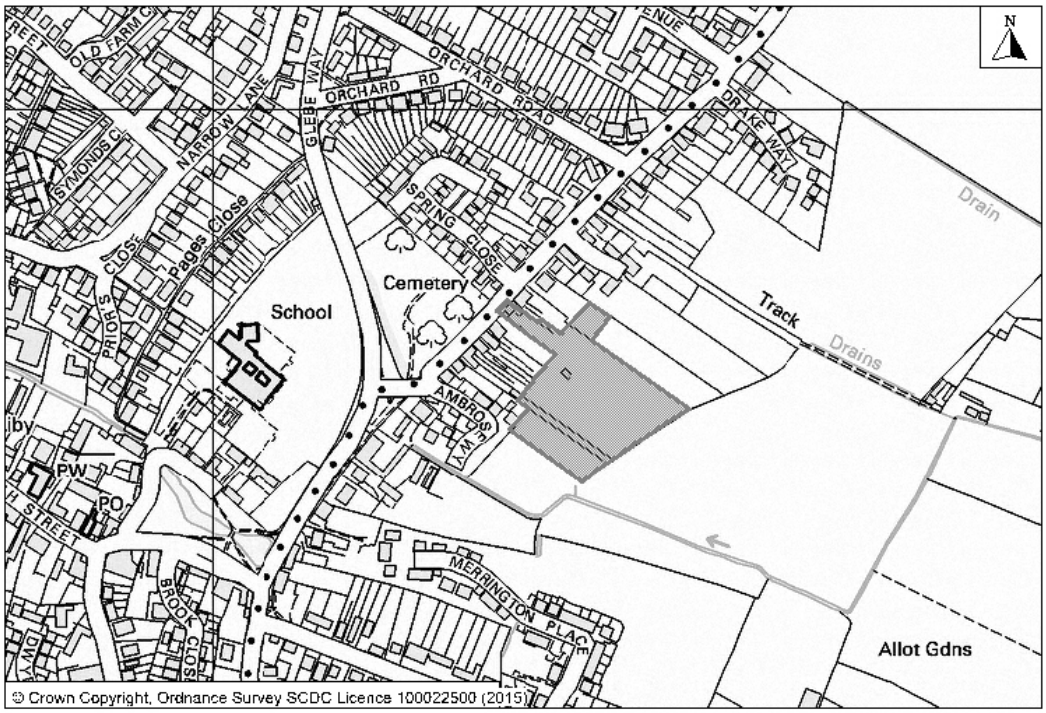
	appropriate design and scale of development?		framework and would directly impact on the setting of two Grade II cottages.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of the adjacent two Grade II Listed cottages. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 869m ACF from centre of the site to Land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or	How far is the site from the nearest		R = >800m

Local Centre	District or Local centre?		835m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,596m ACF from centre of site to Histon Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Backland development in a low density part of the village, set between 2 listed cottages and an employment site.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.6km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 784m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			GG = Within 400m (6) 183m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Histon to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.11km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,268m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC053	
Consultation Reference numbers:	
Site name/address: Mill Lane, Impington	
Map:	



Site description: The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.
Current use(s): Residential gardens
Proposed use(s): 30+ dwellings
Site size (ha): South Cambridgeshire: 1.35 ha.
Potential residential capacity: 32 dwellings (30 dph)

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

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

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Loss of a significant and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development

	townscape character, including through appropriate design and scale of development?		conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 an important part of the setting of the Conservation Area and C19 heritage assets. Development would result in the loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Most of the site is Flood Zone 1 and the southern-most part of the site is within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Histon

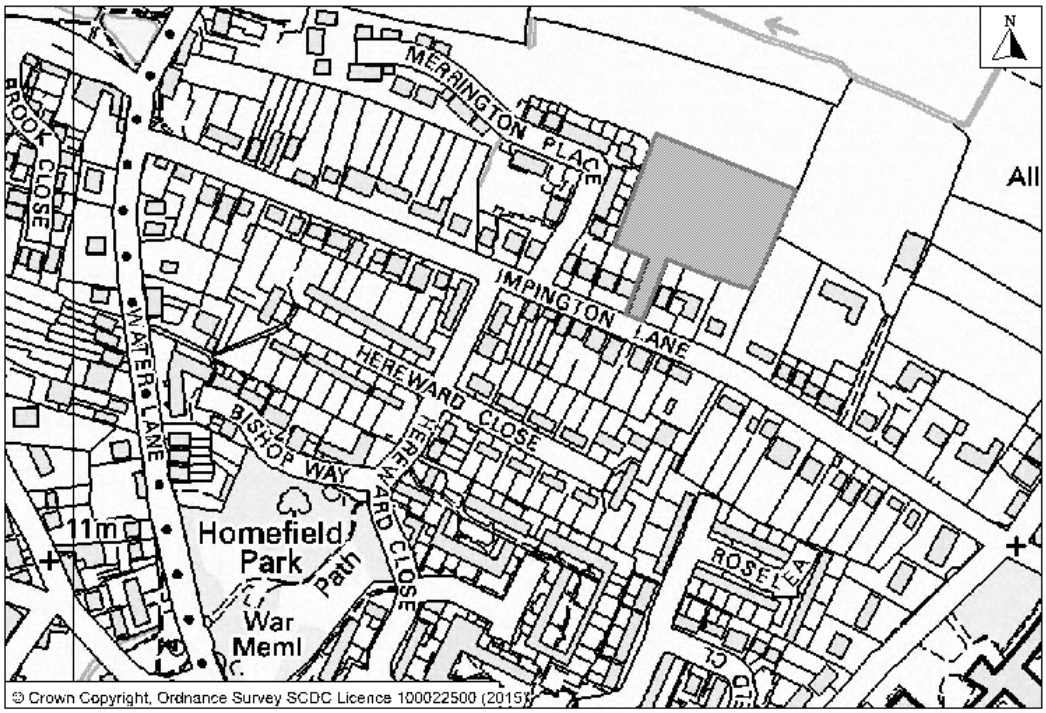
			and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m 298m ACF from centre of the site to Land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation 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 521m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 883m ACF from centre of site to Histon Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		G =<400m 334m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)

			0.8km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station			GG = Within 400m (6) 302m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 17 Minutes from Histon to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.31km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,811m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splays for this site.
Non-Car	Will it make the		AMBER = No impacts

Facilities	transport network safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC112	
Consultation Reference numbers: 14 (I&O 2012)	
Site name/address: Land r/o 49-71 Impington Lane, Impington	
Map:	



Site description: The site is situated north of Impington Lane on the northern edge of Impington. A small part of the site, between two residential properties, is within the village framework whilst the remainder of the site is within the Green Belt. The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.

Note: The site adjoins site 114 to the east.

Current use(s): Redundant horticultural land

Proposed use(s): 30-46 dwellings together with public open space.

Site size (ha): South Cambridgeshire: 1.82 ha.

Potential residential capacity: 20 dwellings (30 dph)

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

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

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. significant opportunities for townscape enhancement
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). The site forms an important part of the setting of two Conservation Areas, but it may be possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
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 Histon

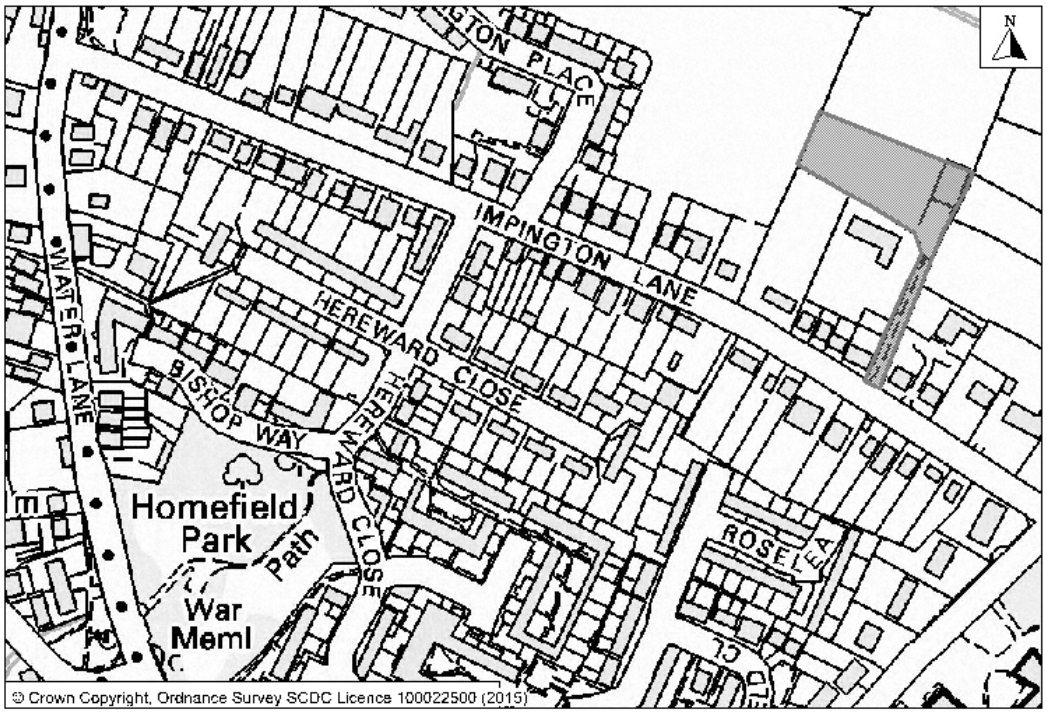
			& Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 370m ACF from centre of the site to The Village Green, Histon.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers 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 587m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 699m ACF from centre of site to Surgery, Histon.
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). Provision of open space as part of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 447m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Impington Village College.
TRANSPORT			

Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6) 156m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.08km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,797m 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. A junction located on to Impington Lane would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking		AMBER = No impacts The Highway Authority will require new 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	**Rural Centre**
Site reference number(s): SC114	
Consultation Reference numbers:	
Site name/address: Land north of Impington Lane, Impington	
Map:	



Site description: The site is situated north of Impington Lane on the northern edge of Impington. The site is to the rear of a single dwelling to the rear of linear residential development on Impington Lane. It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow. Note: The site adjoins site 112 to the west.
Current use(s): Shrub Land and improved grassland
Proposed use(s): 32 dwellings with public open space
Site size (ha): South Cambridgeshire: 1.77 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

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

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.

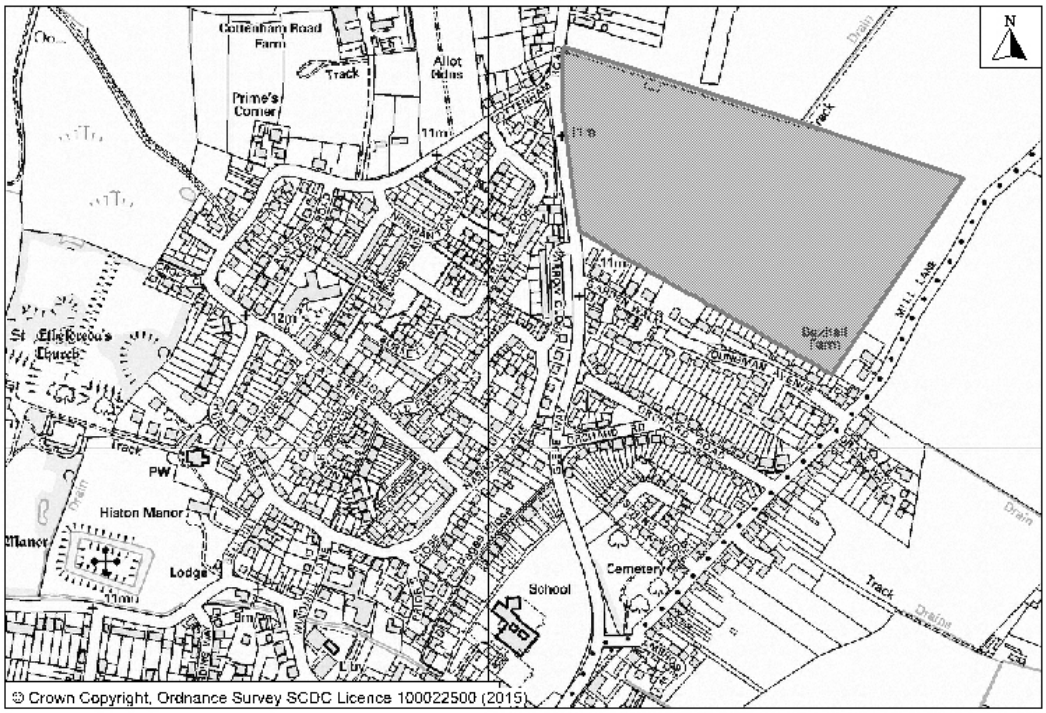
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
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 Histon

			& Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 476m ACF from centre of the site to The Village Green, Histon.
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 694m ACF to a point on High Street (Histon) which is surrounded by a large number of 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 281m ACF from centre of site to Surgery, Histon.
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). Provision of open space as part of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 551m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.

	routes are accessible near to the site?		The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6) 246m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.05km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,703m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that this site could be fed from site number 112.
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	**Rural Centre**
Site reference number(s): SC133	
Consultation Reference numbers: 13 (I&O 2012)	
Site name/address: Land at Buxhall Farm, Glebe Way, Histon	
Map: 	
Site description: The site is located to the east of Glebe Way, on the north eastern edge of Histon. The land is within the Green Belt and comprises open agricultural land. The site is screened from the village by hedgerow to the south and east, but exposed to long distance views to the north and east.	
Current use(s): Agricultural	
Proposed use(s): Residential-led mixed use development of approximately 400 dwellings with a range of non-residential uses including employment, retail, commercial uses and community uses that complement the scale of residential development proposed whilst also serving the existing local community, e.g. a new primary school and a new community facility.	
Site size (ha): South Cambridgeshire: 12.44 ha.	
Potential residential capacity: 187 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		RED = Significant loss (20 ha or more) of grades 1 and 2 land

	best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - There is a clear edge to the built up part of the village in this location. North of the site the village becomes more sporadic and takes on a rural character, comprising linear development in long plots. The site is very open to long views to the north and east. Development in this location would have a detrimental impact on the rural character.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

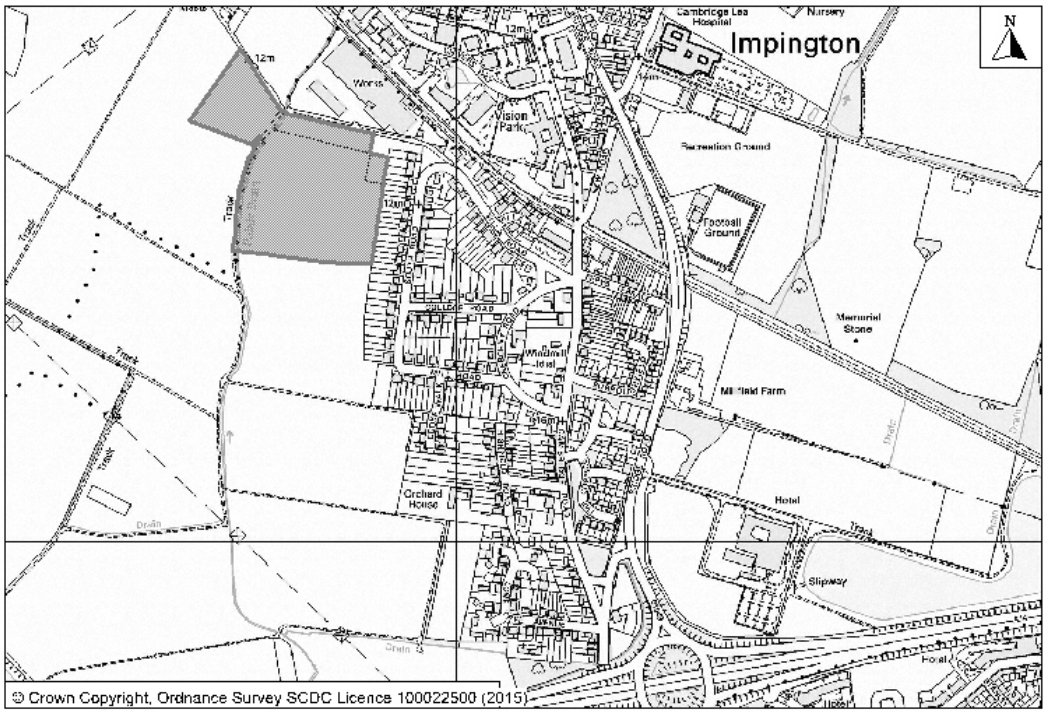
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.7km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

	for children and teenagers?		732m ACF from centre of the site to The Village Green, Histon.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 860m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,442m ACF from centre of site to The Surgery, Histon.
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?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit New facilities or improved existing facilities are proposed of minor benefit. Promoter proposes residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). Promoter proposes residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community.
Integration with Existing Communities	How well would the development on the site integrate with existing		AMBER = Adequate scope for integration with existing communities

	communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. 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 School capacity not sufficient, but significant issues can be adequately addressed.

			Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 691m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			GG = Within 400m (6) 307m ACF from the centre of the site to the nearest bus stop (X8). 348m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport			G = 20 minute frequency (4) X8 service provides 1 bus Monday to Friday. Citi 8 provides a 20 Minute Service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) X8 - 27 Minutes from Histon to Cambridge. Citi 8 - 23 Minutes from Histon to Cambridge.
Distance for cycling to City			G = 5km to 10km (4)

Centre			5.88km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,706m 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. A junction located on to Glebe Way would be acceptable to the Highway Authority and the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts 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	**Rural Centre**
Site reference number(s): SC227	
Consultation Reference numbers: N/A	
Site name/address: Land off Villa Road, Histon	
Map: 	
Site description: The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.	
Current use(s): Agricultural	
Proposed use(s): 40 dwellings	
Site size (ha): South Cambridgeshire: 6.64 ha.	
Potential residential capacity: 21 dwellings (30 dph)	

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1000m of an AQMA, M11 or A14 502m ACF from edge of site to AQMA. 787m ACF from edge of site to A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There is a protected walnut tree close to the eastern boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider open landscape. The land is within the Green Belt in an area where development would have a significant adverse impact on

			Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton.
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 character of this part of the village is linear estate development with intermittent hedging to the east forming a fairly exposed edge to farmland. The land is within the Green Belt in an area where development would have a significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - A large proportion of the site (approximately 4/5ths) is within flood zones 2 and 3. However, the land closest to the village framework is Flood Zone 1.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m 391m ACF from centre of the site to Land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 1,008m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m 448m ACF from centre of site to Histon Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation	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, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.5km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 secondary school capacity. Promoter proposes additional primary

			school provision.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m 534m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20. (Score changed from 22 to 20)
Distance: bus stop / rail station			G = Within 600m (4) 425m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 17 Minutes from Histon to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.33km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,9.4m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the		AMBER = Insufficient capacity / access. Negative effects capable of appropriate

	highway network, where there is available capacity?		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. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)
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	**Rural Centre**
Site reference number(s): SC306	
Consultation Reference numbers:	
Site name/address: Land west of 113, Cottenham Road, Histon	
Map:	



Site description: This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.

Current use(s): Wood and meadow.

Proposed use(s): A mixture of housing and landscaped public open spaces areas.

Site size (ha): South Cambridgeshire: 2.16 ha.

Potential residential capacity: 22 dwellings (30 dph)

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

	best and most versatile agricultural land?		agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise and odour from Unwins Industrial Estate required.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, 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

	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

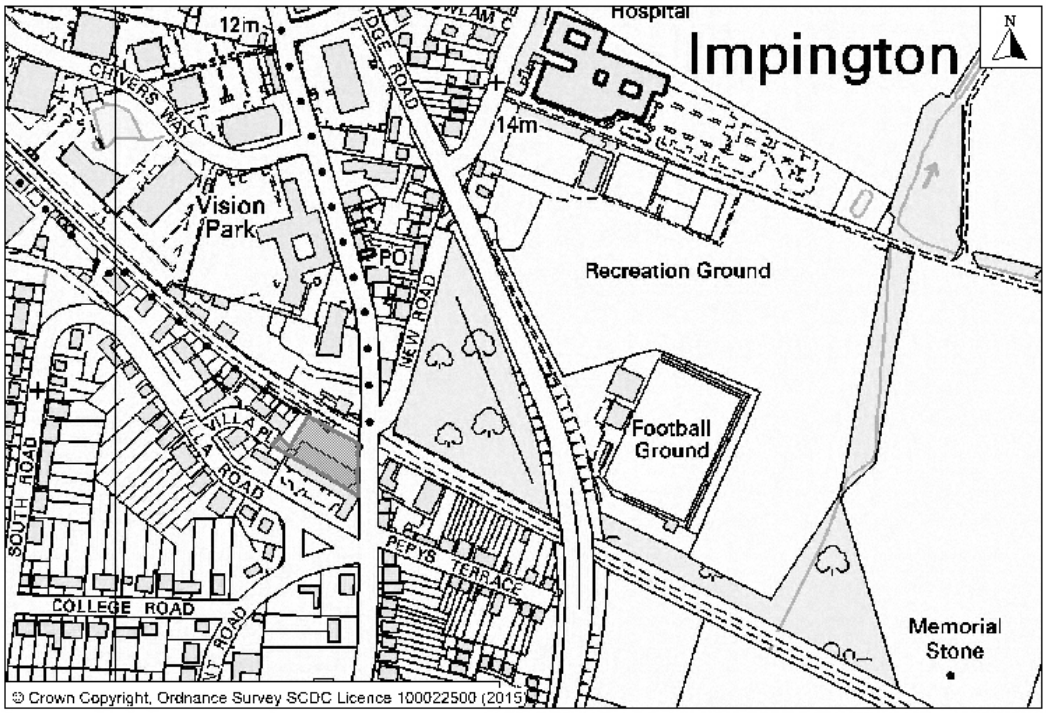
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 2.1km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,023m ACF from centre of the site to land west of Water Lane, Histon
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,038m to Histon, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,768m ACF from centre of site to Histon Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 948m ACF from centre of site to Histon Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.8km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge		AMBER = service meets requirements of high quality public transport in most but not all instances

	of site)?		
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score of 18
Distance: bus stop / rail station			GG = Within 400m (6) 163m to nearest bus stop ACF (Histon, Glebe Way)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 8)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 26 Minutes (Histon, Glebe Way to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 6.27km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,053m 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. Access constraints - the track that at present serves as an access unlikely to be suitable as an access for such a large area of land.
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	**Rural Centre**
Site reference number(s): SC308	
Consultation Reference numbers: H2 (I&O 2013 part 2)	
Site name/address: Land at former Bishops Hardware Store, Histon	
Map:	



Site description: The site is located within the village framework of Histon immediately to the south of the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. The site is currently occupied by retail and warehousing buildings and car parking.	
Current use(s): Retail and warehousing, with car parking	
Proposed use(s): 30 dwellings	
Site size (ha): South Cambridgeshire: 0.22 ha.	
Potential residential capacity: 10 plus dwellings (30 dph minimum) The density of development on this small urban site would be determined by design and amenity considerations The promoter has sought pre-application advice for 30 residential apartments, at a density 137 dph, in recognition of the sustainable location on the Guided Busway. The advice suggests a slightly lower density to allow for more on-site benefits such as landscaping, car parking and improved amenity space.	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL The whole of the site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 359m ACF from edge of site to AQMA. 692m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Traffic noise will need assessment in accordance industry best practice and associated guidance and the impact. Residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
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 was formerly used for industrial purposes and is adjacent to a former railway and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality.

	environment?		Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated 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 Various Tree Preservation Orders lie along Villa Road, approximately 23m to the south 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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)

	landscape character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

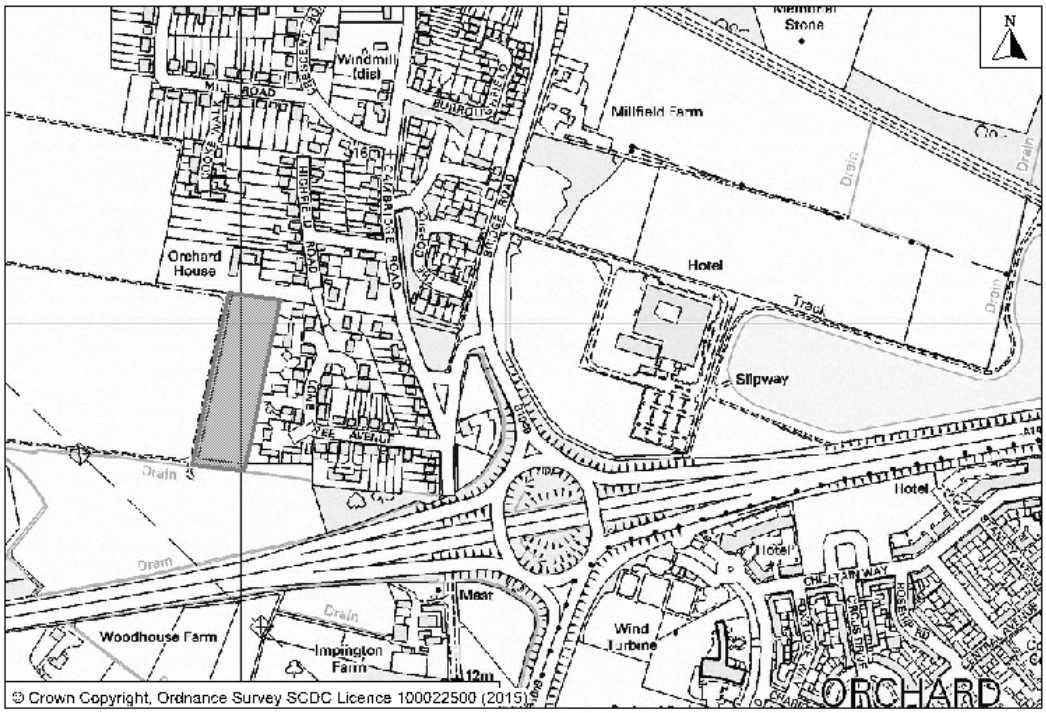
	space?		Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 240m ACF from centre of the site to Histon & Impington Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,155m to Histon, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 380m ACF from centre of site to Surgery, Histon.
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). Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.
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 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 - loss of a hardware store, but marketing has shown no retail demand.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land - loss of a hardware store, but marketing has shown no retail demand.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require 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 secondary school capacity.

Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 684m ACF from centre of site to Histon & Impington Infant School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station			GG = Within 400m (6) 10-70m to nearest bus stop ACF (Histon & Impington, Guided Bus Stop)
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service (Guided Bus A & B)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 Minutes (Histon & Impington, Guided Bus Stop to Cambridge, The Busway Regent Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.13km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,639m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network,		GREEN = No capacity / access constraints identified that cannot be fully mitigated.

	where there is available capacity?		No capacity constraints identified, safe access can be achieved. A junction located on to Cambridge Road would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC336	
Consultation Reference numbers:	
Site name/address: Land to the west of Lone Tree Avenue, Impington	
Map:	



Site description: Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south.
Current use(s): Grassland
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 1.37 ha.
Potential residential capacity: 37 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. 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 adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation. Close to an AQMA on A14.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 0m ACF from edge of site to AQMA 113m ACF from edge of site to A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Significant potential for traffic noise from A14. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
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) Historical agricultural, industrial / commercial uses on site and adjacent to disused railway line. 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 interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - adverse effect on the landscape and townscape setting of Impington. It would impact on the purposes and functions of the

			Green Belt in an area with wide views across to Cambridge.
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) - backland development that does not relate well to street-scene.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6m ACF from centre of the site to land west of Ring Fort Road, Orchard Park.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 358m ACF from centre of the site to land west of Mill Road, Impington.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,700m ACF to Cambridge Road (Village Hall), Girton
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 974m ACF from centre of site to The Surgery, Histon.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 682m ACF from centre of site to Orchard Park Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring		DARK GREEN = Score 19-25

Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		Total Score 22
Distance: bus stop / rail station			GG = Within 400m (6) 242m ACF from the centre of the site to the nearest bus stop (Impington, Highfield Road)
Frequency of Public Transport			G = 20 minute frequency (4) Citi 8 service - 20 minute service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from bus stop to the centre of Cambridge (Impington, Highfield Road to Cambridge, Emmanuel Street).
Distance for cycling to City Centre			GG = Up to 5km (6) 3.59km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,157m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. The proposed site does not appear to have a direct link to the adopted public highway. The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC023	
Consultation Reference numbers: 12 (I&O 2012)	
Site name/address: Land between 66 & 68 Common Lane, Sawston	
Map:  © Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)	
Site description: Grazing land on the north side of Common Lane bounded by a riding school to the west, agricultural to the north, with bungalows to the east. The site boundary is formed by hedges to the south, west and north. Running down the eastern flank is a paved track giving access to an Anglian Water pumping station adjacent to the north east corner of the site. Existing vehicular access to Common Lane.	
Current use(s): Front quarter of the site is unused grazing land, the remainder of the site has been used since 2009 by the adjoining riding stables for grazing.	
Proposed use(s): House building, 18+ dwellings	
Site size (ha): South Cambridgeshire: 0.5 hectares	
Potential residential capacity: 14 dwellings (30 dph)	

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the 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 unlikely to impact on air quality. Site lies in an area where air quality acceptable. Sewage Pumping Station nearby to north east corner, so there may be a cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment - moderate risk.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Possible storage of unknown materials in south of site 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 Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that

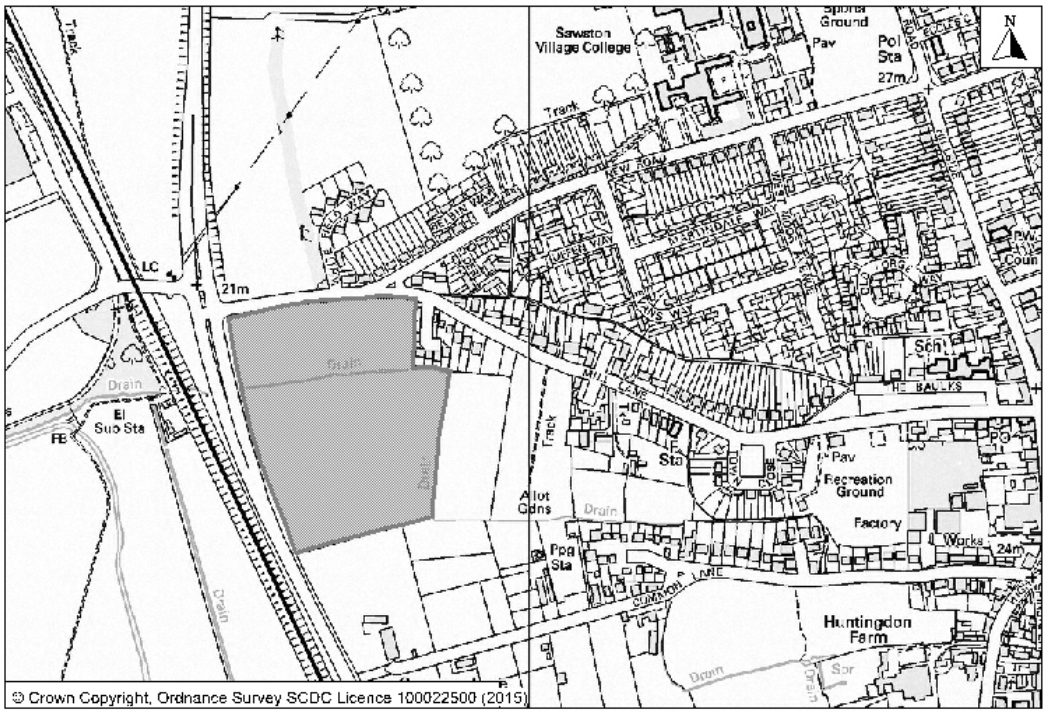
			appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including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

	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to

			Sawston Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 411m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 626m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 891m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.9km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 761m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Sawston

			Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 611m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.79km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,979m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC044	
Consultation Reference numbers: N/A	
Site name/address: Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	
Map: 	
Site description: Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.	
Current use(s): Agricultural	
Proposed use(s): Residential development for 264 dwellings	
Site size (ha): South Cambridgeshire: 6.57 ha.	
Potential residential capacity: 149 dwellings if development in flood zone 2 is possible (30 dph)	

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF (sand and gravel) but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for habitat linkage / enhancement / restoration including woodland planting, retention of ditches/watercourses and some grassland.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPO to southern boundary of the site 2008 Aerial data show trees still present on the boundary of the site and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Strong tree belt to north of Mill Lane is protected by a TPO.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. A strong belt of trees to north of site continues to the immediate south of the

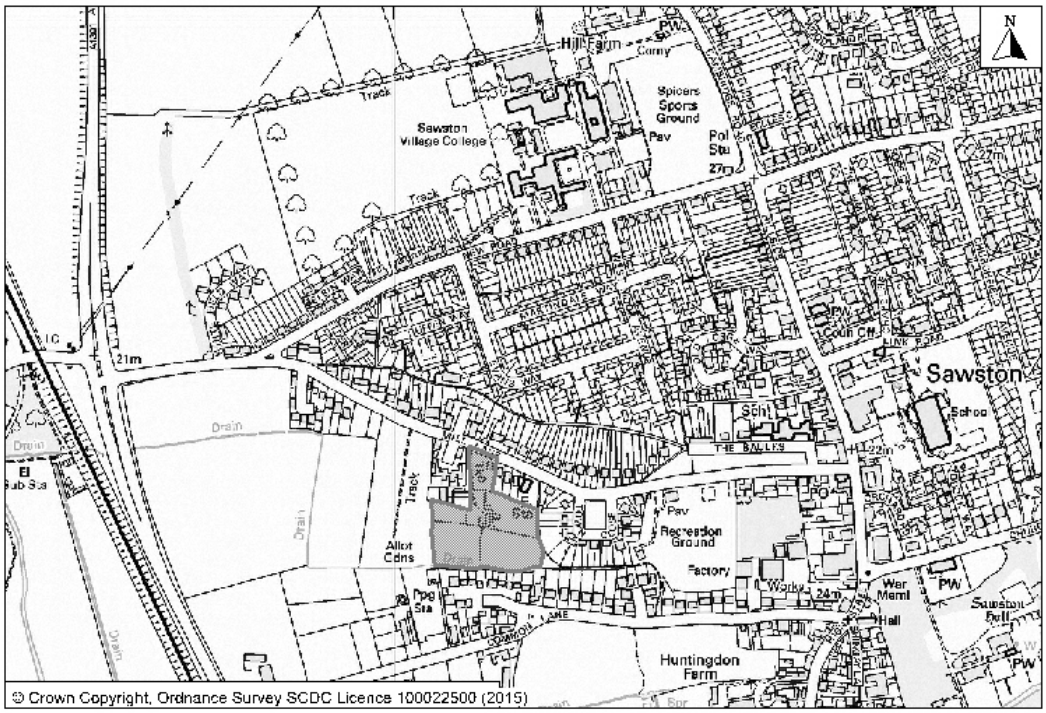
			Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village. Development of this site would have an significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Most of site in Flood Zone 2, drainage issues capable of being appropriately addressed. Remainder of site in Zone 3 flood risk incapable of appropriate mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

	accessible open space?		
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 Sawston Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 657m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 879m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,220m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
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, 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 3.2km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is ikely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R =>800m 986m ACF from centre of site to Bellbird Primary School, Sawston.

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station			R = Within 1000m (2) 884m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge. Hourly service to Saffron Walden.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.53km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,079m ACF from centre of the site to Great Shelford 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		AMBER = No impacts

	safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC116	
Consultation Reference numbers: 11 (I&O 2012)	
Site name/address: Land Rear of 41 Mill Lane, Sawston	
Map: 	
Site description: Rough pastureland with agricultural buildings. Enclosed by residential to the northern, eastern and southern boundaries. Boundary hedges with trees. Existing vehicular access to Mill Lane.	
Current use(s): Vacant farm land with farm buildings. Landowner states that the use ceased in 1995.	
Proposed use(s): Residential / live work units	
Site size (ha): South Cambridgeshire: 1.59 ha.	
Potential residential capacity: 32 dwellings (30 dph net)	

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Approximately half of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation. Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPOs to western, northern and eastern boundaries and on access into site in the ownership of 47 Mill Lane potential to be compromised. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

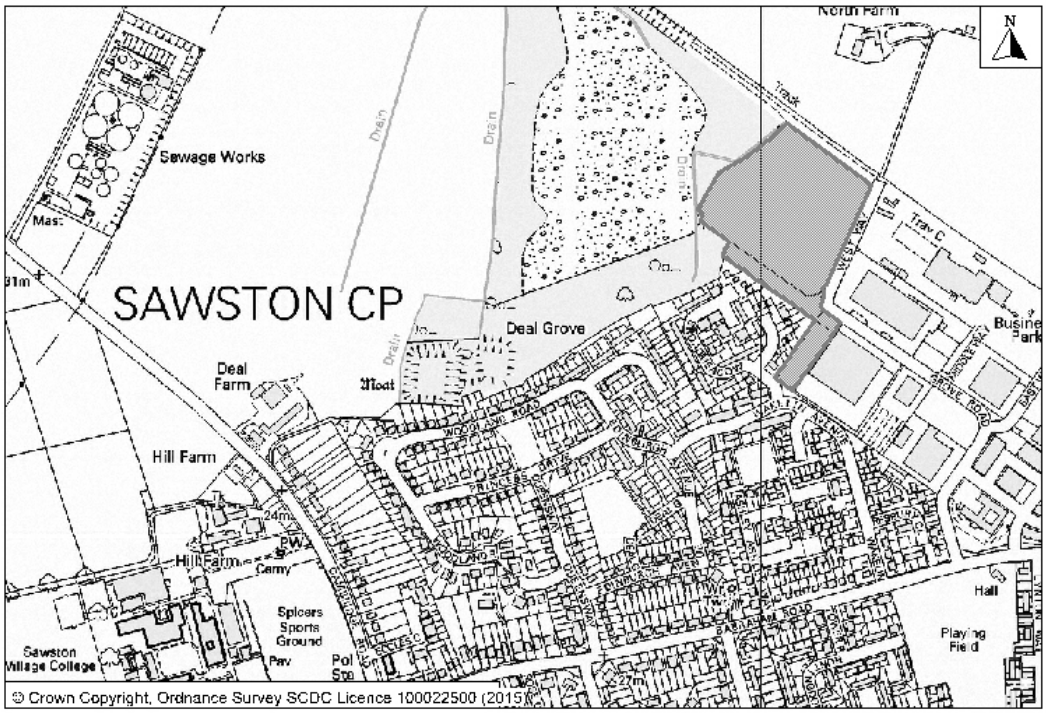
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.
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) - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. The site is located to the east of the nationally important Iron Age ringwork Borough Hill.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Sawston Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m or onsite provision

	for children and teenagers?		295m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 517m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 919m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.8km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises. Promoters proposes Residential / live work units.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 639m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 513m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.71km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,079m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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	**Rural Centre**
Site reference number(s): SC153	
Consultation Reference numbers: 6 (I&O 2012)	
Site name/address: Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	
Map:	



Site description: The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.
Current use(s): Employment land not currently in use.
Proposed use(s): Housing development.
Site size (ha): South Cambridgeshire: 3.56 ha.
Potential residential capacity: 80 dwellings (30 dph)

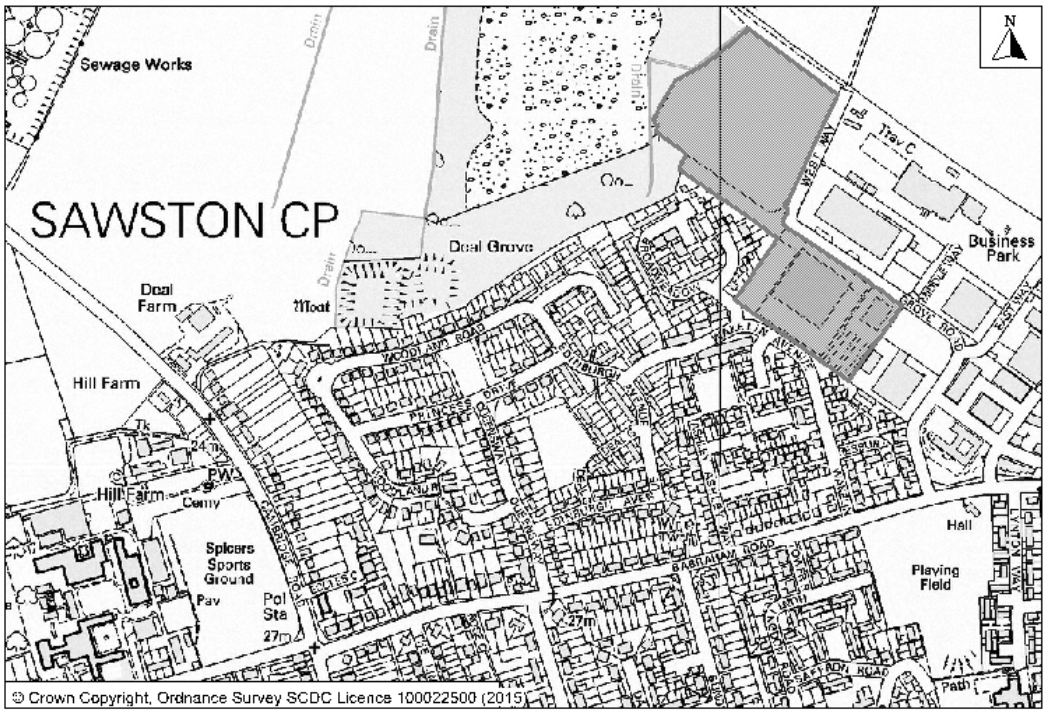
LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL The whole of the site is previously developed land comprising commercial buildings and open storage areas.
Agricultural Land	Would development lead to the loss of the best and most		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Development incompatible with neighbouring uses and will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible 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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

	for children and teenagers?		480m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,124m ACF from the centre of the site Sawston High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,878m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC154	
Consultation Reference numbers: 7 (I&O 2012)	
Site name/address: Land at Grove Road / West Way, Dales Manor Business Park, Sawston	
Map: 	
Site description: The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.	
Current use(s): Employment and employment land not currently in use	
Proposed use(s): Housing development	
Site size (ha): South Cambridgeshire: 5.19 ha.	
Potential residential capacity: 117 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL The whole of the site is previously developed land comprising commercial buildings and open storage areas.
Agricultural Land	Would development lead to the loss of the best and most versatile		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Development incompatible with neighbouring uses and will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible 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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,

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

			commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to playing field south of Babraham Road and west of

			Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 418m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,047m ACF from the centre of the site Sawston High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,791m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.4km ACF form centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Site of 5.19 ha. is currently vacant.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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. School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 667m ACF from centre of site to Icknield Primary School, Sawston.
Distance:	How far is the		G = Within 1km (or site large enough to

Secondary School	nearest secondary school?		provide new) 1.0km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 559m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.04km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,151m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement

			to public transport, walking or cycling facilities.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.5km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Site of 3.56 ha. is currently vacant.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 762m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 1.0km ACF from centre of site to Sawston

			Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 634m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.04km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,146m ACF from centre of the site to Great Shelford 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 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	**Rural Centre**
Site reference number(s): SC178	
Consultation Reference numbers: 9 (I&O 2012)	
Site name/address: Land east of Sawston.	
Map: 	
Site description: The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Icknield Primary School.	
Current use(s): Agricultural	
Proposed use(s): A village extension i.e. a development adjoining the existing village development framework boundary	
Site size (ha): South Cambridgeshire: 17.21 ha.	
Potential residential capacity: Reduced site area capacity 160 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) - part of

	versatile agricultural land?		site Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and		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).

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Minor positive impact as there is some opportunities for enhancement through the provision of tree belts and hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land

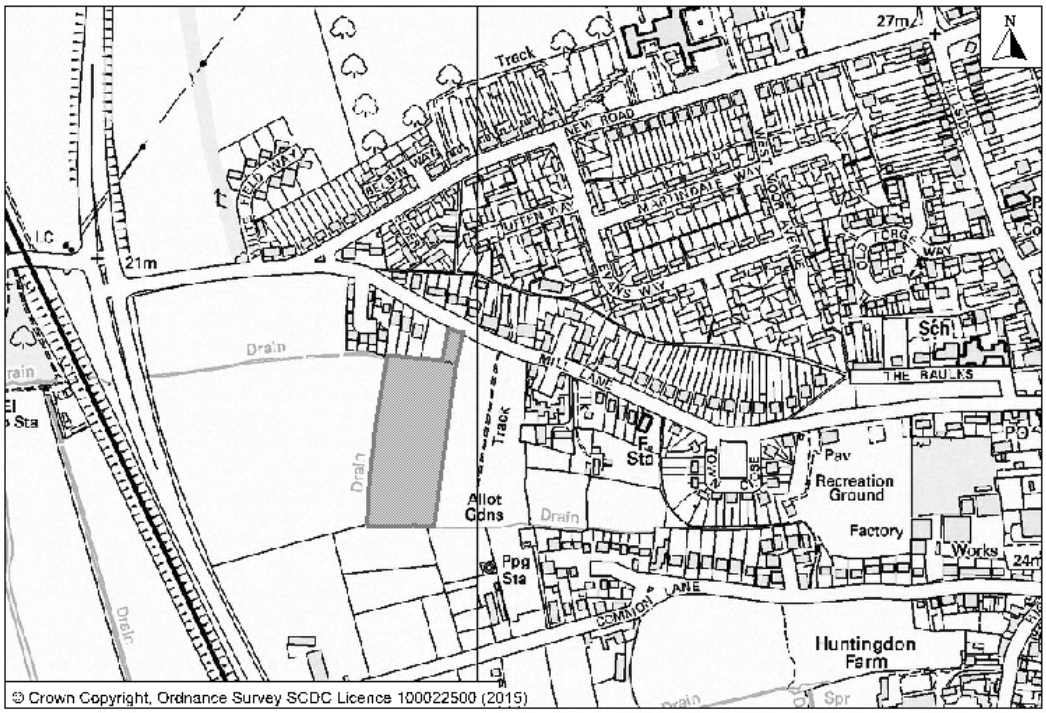
			to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would deliver significant new public open space. Proposed 6.8 hectares for open space uses.

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 324m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 884m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,281m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops.
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. Call for Sites Questionnaire refers to potential to provide additional community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			

Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Site could potentially provide additional playing fields for the nearby Primary School to enable its expansion on site.

Distance: Primary School	How far is the nearest primary school?		G = <400m 220m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 13.
Distance: bus stop / rail station			A = Within 800m (3) 696m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.01km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,564m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is

			unsuitable to serve the number of units that are being proposed. Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC230	
Consultation Reference numbers: 10 (I&O 2012)	
Site name/address: Mill Lane, Sawston	
Map: 	
Site description: A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.	
Current use(s): Agricultural (pasture).	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 1.48 hectares	
Potential residential capacity: 40 dwellings (30 dph)	

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		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).

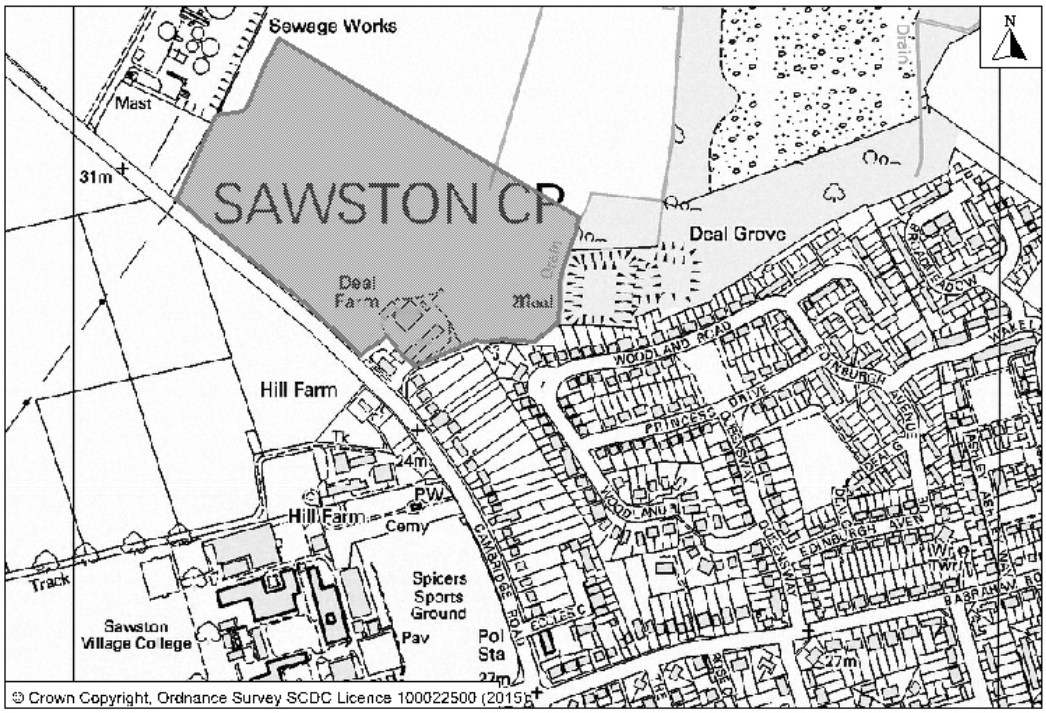
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPO running along southern site boundary. The trees present on all other boundaries look significant and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. It should be possible to mitigate

			impacts on the landscape through retention of trees and hedges.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.
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) - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. The site is located to the east of the nationally important Iron Age ringwork Borough Hill.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Sawston Recreation Ground.
Distance: Play	How far is the		AMBER = 400 -800m

Facilities	nearest play space for children and teenagers?		487m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 710m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,088m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 819m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Sawston Village College.
TRANSPORT			

Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 712m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.59km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,167m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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	**Rural Centre**
Site reference number(s): SC252	
Consultation Reference numbers: N/A	
Site name/address: Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	
Map: 	
Site description: A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.	
Current use(s): Arable farm land	
Proposed use(s): 150 dwellings with community uses and public open space	
Site size (ha): South Cambridgeshire: 8.62 ha.	
Potential residential capacity: 194 dwellings (30 dph)	

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

	versatile agricultural land?		2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Small part of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable 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, agricultural / farm use in south of site.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any

			impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement through for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Six protected trees to southern boundary will need to be retained. Deal Grove woodland protected as a TPO to eastern boundary, will need to be considered in any development.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). Development would have an adverse impact on Green Belt purposes and

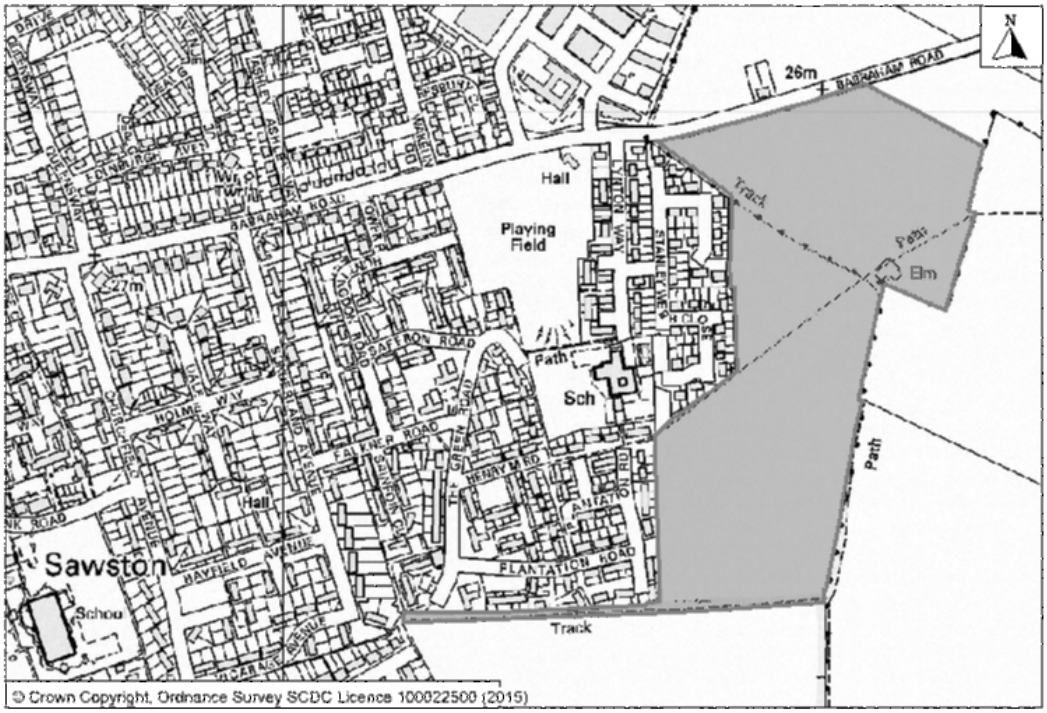
			functions and would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?		0.5km ACF from centre of the site to Spicers Sports Ground, Cambridge Road Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 557m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 1,000m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,781m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire refers to additional community uses such as village halls, public open space and allotments could be provided alongside the residential development proposed.
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. Call for Sites Questionnaire refers to potential to provide additional community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site located between STW and edge of the built-up area.
ECONOMY			

Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R =>800m 923m ACF from centre of site to Bellbird

			Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			G = Within 600m (4) 481m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge. Hourly service to Saffron Walden.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,680m ACF from centre of the site to Great Shelford 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		AMBER = No impacts

	safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC 178 & 258	
Consultation Reference numbers: 8 & 9 (I&O 2012)	
Site name/address: Land South of Babraham Road, Sawston	
Map: 	
Site description: Site 178 is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Site 258 consists of a field to the east of the village bounded by hedges. Adjoins new residential development to the west. The site is located close to the Icknield Primary School.	
Current use(s): Agricultural.	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 11.64 ha.	
Potential residential capacity: 260 dwellings (30 dph)	

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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - part of site Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to, or local area will be developed as greenspace. No or negligible impacts

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Minor positive impact as there are some opportunities for enhancement through the provision of tree belts and hedgerows.
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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The

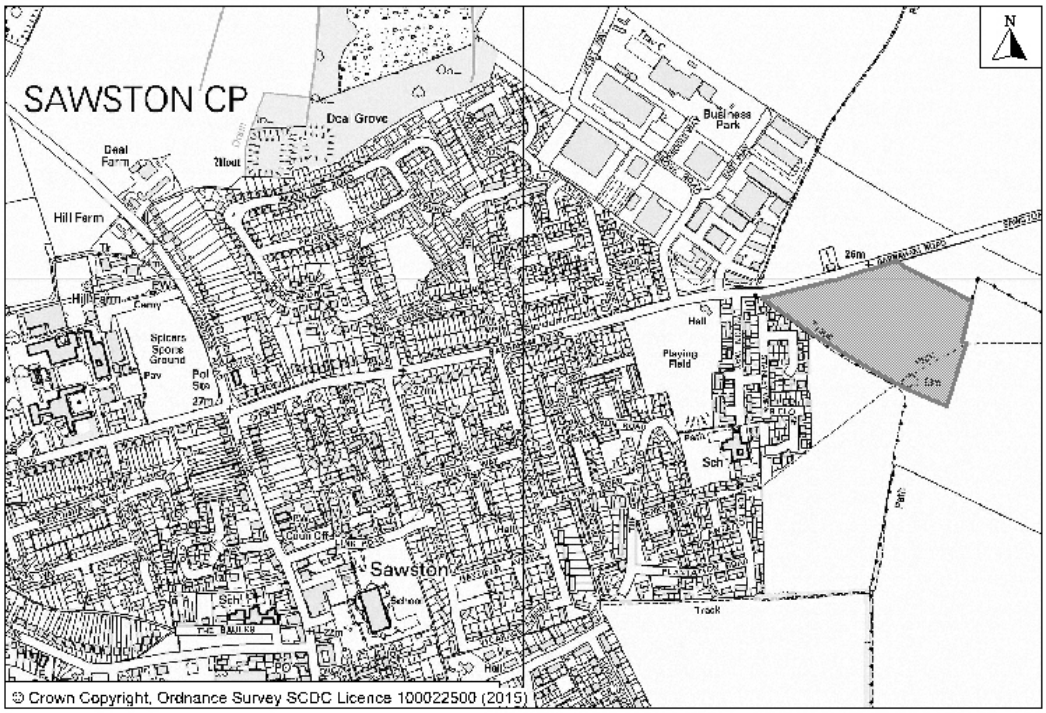
			southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character?		GREEN = No impact (generally compatible or capable of being made compatible with local townscape character or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Development would deliver significant new public open space.

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.3km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 285m ACF from centre of the site to playing field east of Saffron Way, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m
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 1,461m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops.
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. Call for Sites Questionnaire refers to potential to provide additional

			community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.6km ACF from site centre to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Site could potentially provide additional playing fields for the nearby Primary School to enable its expansion on site. Site lies close to both village primary Schools.
Distance: Primary School	How far is the nearest primary school?		G =<400m 208m ACF from centre of site to The Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A =1 to 3 km 1.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13
Distance: bus stop / rail station			A = Within 800m (3) Approximately 696m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge. Hourly service to Saffron Walden.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
Distance for			A = 10km to 15 km (3)

cycling to City Centre			10.01km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,755m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. Access to the site would also be via a new junction to Babraham Road. Further to the south additional cycle and pedestrian access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC258	
Consultation Reference numbers: 8 (I&O 2012)	
Site name/address: Land south of Babraham Road, Sawston	
Map: 	
Site description: Field to the east of the village bounded by hedges. Adjoins new residential development to the west. Adjoins sites 076 and 178.	
Current use(s): Field in arable use.	
Proposed use(s): Up to 130 dwellings with public open space	
Site size (ha): South Cambridgeshire: 4.63 ha.	
Potential residential capacity: 104 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

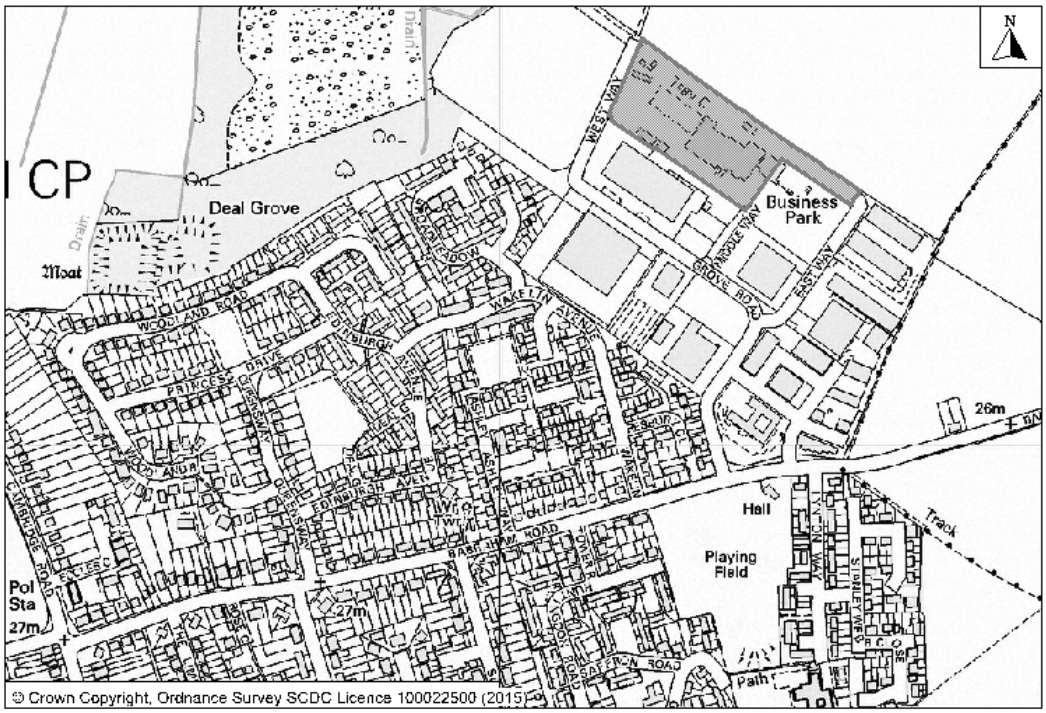
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 371m ACF from centre of the site to land east of Saffron Road, Sawston.
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 Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,138m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,656m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops.
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. Call for Sites Questionnaire refers to potential to provide additional community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		G = <400m 345m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.4km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public		AMBER = service meets requirements of high quality public transport in most but not

	Transport (at edge of site)?		all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 13.
Distance: bus stop / rail station			R = Within 1,000m (2) 857m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.74km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,957m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC310	
Consultation Reference numbers: H3 (I&O 2013 part 2)	
Site name/address: Land at Dales Manor Business Park, Sawston	
Map: 	
Site description: Part of a Business Park on the north east flank of the village. Bounded by fields to the north, and the remaining part of the Business Park to the west, east and south.	
Current use(s): Concrete batching plant, tarmac processing premises and hardstanding	
Proposed use(s): Residential development	
Site size (ha): South Cambridgeshire: 2.06 ha	
Potential residential capacity: 47 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL The whole of the site is previously developed land comprising commercial buildings and open storage areas.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises; development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses. Development by itself however would have negative impacts which could not be effectively mitigated.
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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

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

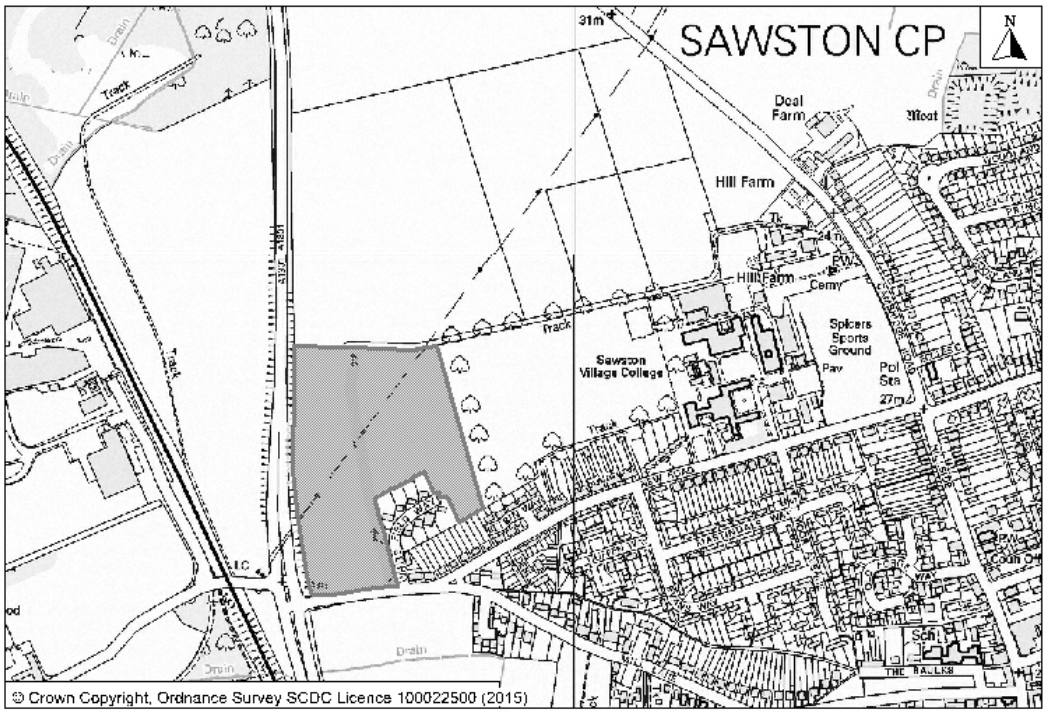
			relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).

Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 568m ACF from centre of the site to last east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,882m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well to existing residential areas unless developed in conjunction with adjoining sites on the business park.
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. No facilities lost, and no new facilities proposed directly as a result of the development.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is occupied by low intensity uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 667m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 13
Distance: bus stop / rail station			A = Within 800m (3) 695m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.17km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,239m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network,		GREEN = No capacity / access constraints identified that cannot be fully mitigated.

	where there is available capacity?		No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts Would result in minor negative impact to public transport, walking or cycling facilities if developed as a free-standing site as access would be through the Business Park along Grove Road.

Site Information	
Development Sequence	**Rural Centre**
Site reference number(s): SC311	
Consultation Reference numbers: H4 (I&O 2013 part 2)	
Site name/address: Land north of White Field Way	
Map: 	
Site description: Two arable fields between Sawston and the A1301. Bounded by Sawston Village College playing fields to the east, single storey residential to the south east on White Field Way, and fields to the north. The field which runs alongside the A1301 is open to the south and bounded by an intermittent hedge to the main road. The inner field is bounded by hedgerows to all sides. That to the west is very robust and takes the form of a belt of trees. The cul-de-sac of White Field Way provides a possible point of access to the site.	
Current use(s): Agricultural	
Proposed use(s): Residential development for between 78 and 104 dwellings. The submission proposes the development of less than half of the site leaving the field next to the A1301 undeveloped. The main site access is however expected to be taken across this field.	
Site size (ha): South Cambridgeshire: 6.60 ha.	
Potential residential capacity: 66 dwellings (30 dph)	

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

	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within a designated area identified in the Minerals and Waste LDF, development would not have negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

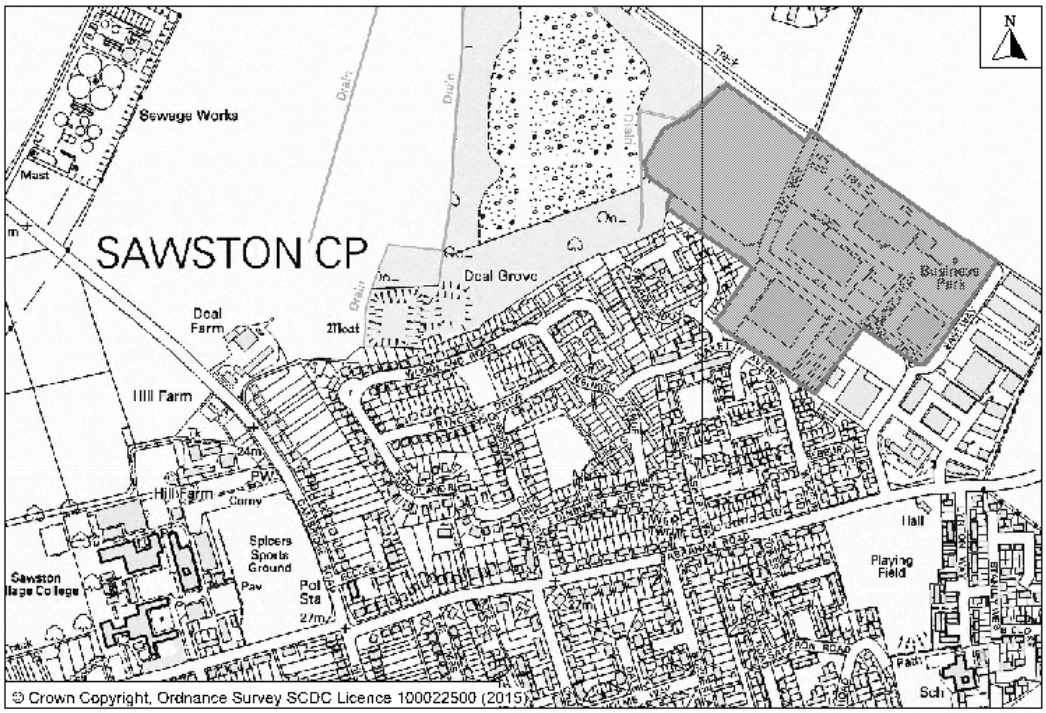
	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The tree belt running north to south through the site is protected by a TPO.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Score assumes built development is confined to the east of the north-south tree

			belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on 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 (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Spicers Sports Ground, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 802m ACF from centre of the site to Sawston Recreation Ground.

Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,003m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,516m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,054m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 14
Distance: bus stop / rail station			A = Within 800m (3) 775m to nearest bus stop ACF (Sawston, Babraham Road)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 40 Minutes (Sawston, Babraham Road to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.16km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,589m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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	**Rural Centre**
Site reference number(s): SC312	
Consultation Reference numbers: H5 (I&O 2013 part 2)	
Site name/address: Land at former Marley Tiles Site, Dales Manor Business Park, Sawston	
Map: 	
Site description: Part of a Business Park, formerly occupied by Eternit Marley Tiles. Bounded by fields to the north, a wood to the west, residential to the south and the remaining part of the Business Park to the east.	
Current use(s): Mostly vacant and redundant since 2008, part of the site occupied by a concrete batching plant.	
Proposed use(s): The development seeks to consolidate existing employment uses within the site into a smaller area along the south eastern boundary providing around 30,000sq.ft. of new B1 & B1(C) employment. The remainder of the site would be developed for 230-250 new dwellings. Three alternative options are proposed: A – For that part of the site which was consulted on as Issues and Options Site Option 7 for 150 new homes, with the rest of the Business Park remaining as is. B – For that part of the site which was consulted on as Issues and Options Site Option 6 for 100 new homes, with the rest of the Business Park remaining as is (smaller version of option 7). C – A new option for 230-250 dwellings and around 30,000 sq.ft of new employment, with the rest of the Business Park remaining as is (including the site footprint of options A and B). The submission states that the redevelopment of a number of redundant employment sites and sites with a low employment to site area ratio and the provision of modern employment accommodation providing for a higher number of jobs (approximately 200 full time jobs) than have been employed at the site historically (approximately 100) in the past and the current low employment density uses of the site (tile depot and concrete batching plant).	
Site size (ha): South Cambridgeshire: 10.7 ha.	

Potential residential capacity: Around 200 dwellings (to reflect density of 30 dph, agreed in Local Plan as approach to density in Rural Centres)

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		DARK GREEN =Would remove existing significant source of pollution. This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land 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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

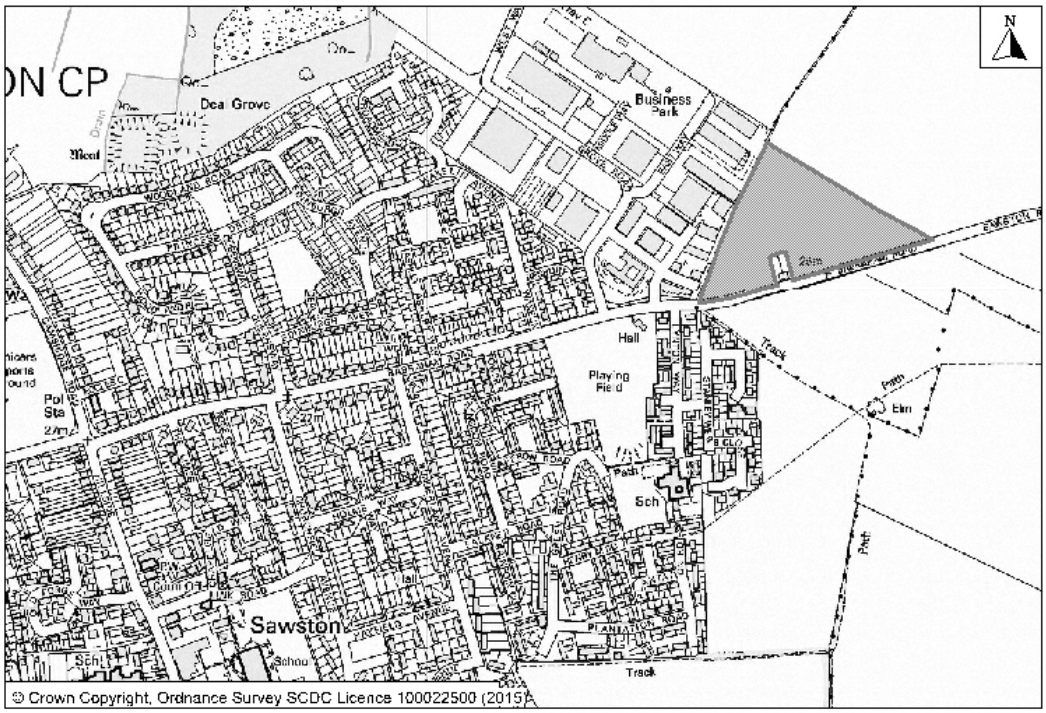
	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			

Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.5km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 494m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,098m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,822m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is currently vacant (since 2008), or occupied by low intensity uses.

			Impact mitigated by inclusion of 30,000sq ft new floorspace with higher employment potential.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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 School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 374m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 13
Distance: bus stop / rail station			A = Within 800m (3) 625m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of			G = 20 minute frequency (4)

Public Transport			20 minute service (Citi 7)
Public transport journey time to City Centre			A = 41 to 50 minutes (2) 41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.17km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,181m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 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	**Rural Centre**
Site reference number(s): SC313	
Consultation Reference numbers: H6 (I&O 2013 part 2)	
Site name/address: Land north of Babraham Road, Sawston	
Map: 	
Site description: Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.	
Current use(s): Agricultural	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 3.64 hectares	
Potential residential capacity: 80 dwellings (30 dph)	

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

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

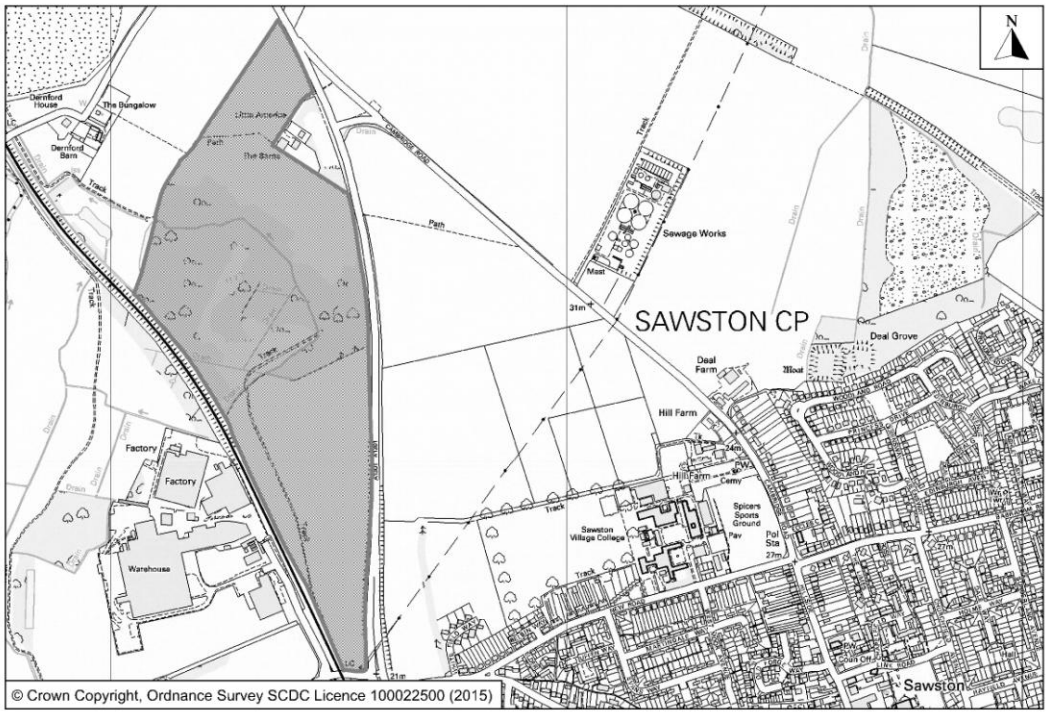
	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to

			have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins industrial estate to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of

			Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 411m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Beyond 1,000m from nearest centre ACF (1,175m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,761m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Separated from existing residential areas by business park
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.9km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 431m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Sawston Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 12
Distance: bus stop / rail station			R = Within 1,000m (2) 830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport			G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 9.56km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,084m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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): SCEM4	
Consultation Reference numbers:	
Site name/address: Land Adjacent Sawston Bypass	
Map: 	
Site description: Large site comprising a mix of agricultural and wooded land to the west of the Sawston bypass. Surrounded by arable land, with the Spicer's site located to the west and Sawston village to the south east.	
Current use(s): Agricultural and woodland	
Proposed use(s): Employment	
Site size (ha): South Cambridgeshire: 3.7 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?		AMBER = Minor loss of grade 1 and 2 land

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an 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 Sawston bypass 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 10,424m ACF from edge of site to AQMA, 1,861m ACF from edge of site to M11, 8,274m 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
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		RED = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts incapable of appropriate mitigation The Dernford Fen SSSI lies in the middle of the site.

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		RED = Development would have a negative impact on existing features or network links incapable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		RED = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation The Dernford Fen SSSI, which is also designated a Tree Preservation Order, lies in the middle 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes

Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m
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		R = >800m

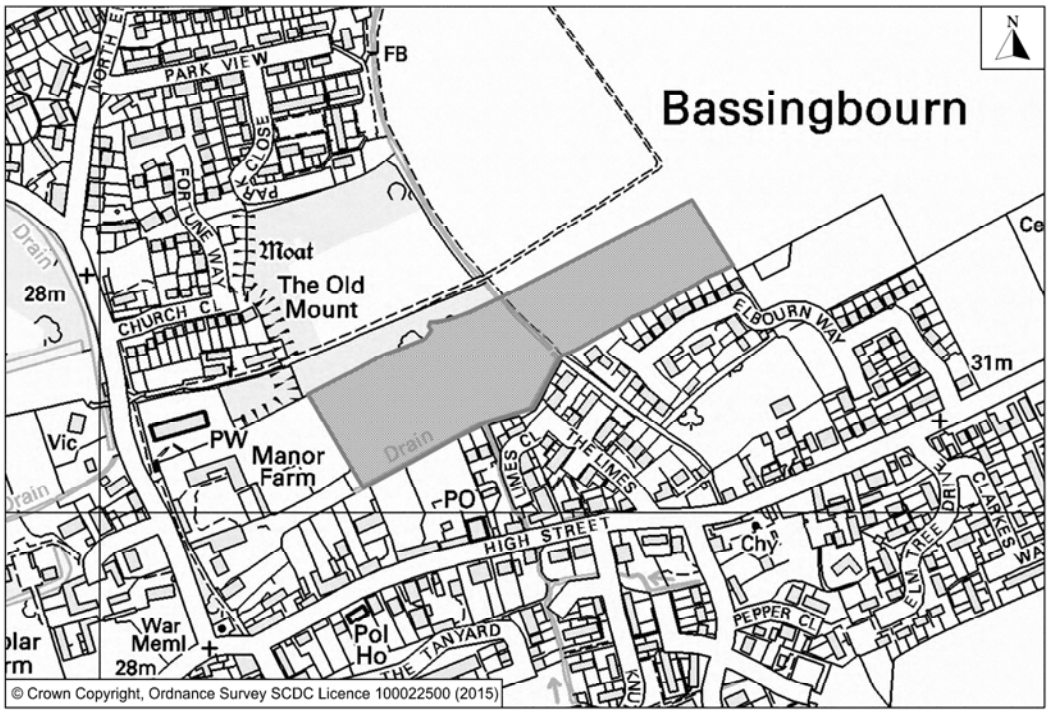
	service?		
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly 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 No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Remote site, located away from and poorly related to the built-up area of Sawston.
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 - 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
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		GREEN = Existing infrastructure likely to be

	level of investment in key community services and infrastructure, including communications infrastructure and broadband?		sufficient
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score 11
Distance: bus stop / rail station			RR= Beyond 1,000m (0)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			A = 31 to 40 minutes (3)
Distance for cycling to City Centre			G = 5km to 10km (4)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,248m ACF from centre of the site to Great Shelford Station
Access	Will it provide safe		GREEN = No capacity / access constraints

	access to the highway network, where there is available capacity?		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

This page is intentionally left blank

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



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

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

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

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

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.80 ha

Potential residential capacity: 63 dwellings (30 dph)

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

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

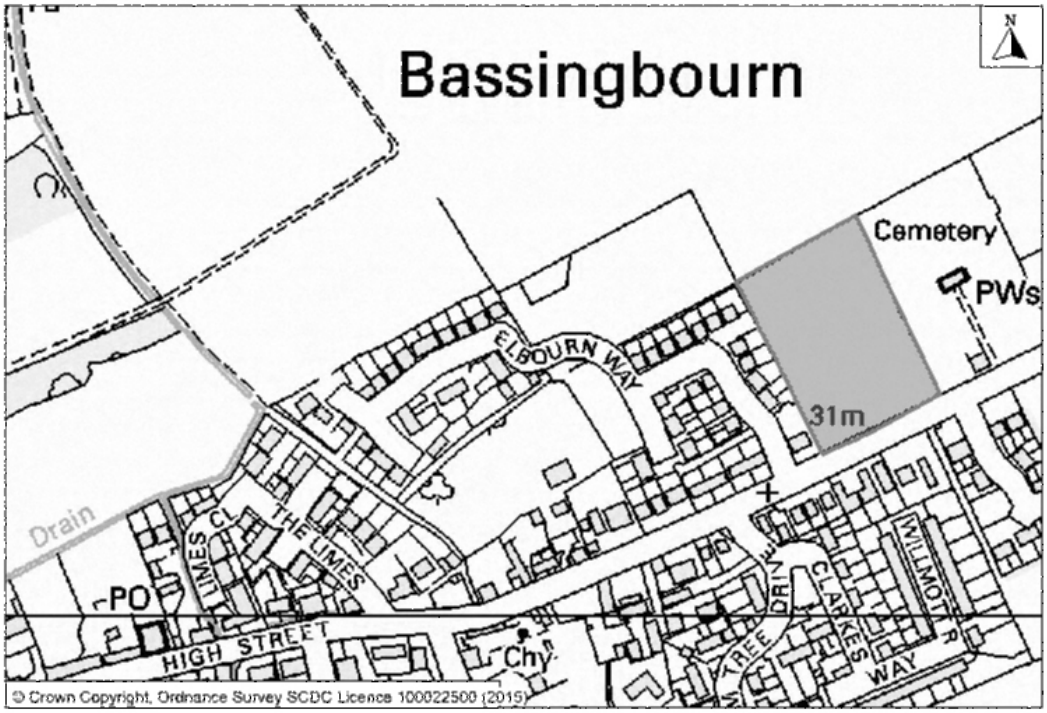
Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and

			would also change the rural character of this wooded and enclosed area of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of single depth development in the historic core of this part of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2 and 3 along parts of the northern and southern boundaries, and also running north-south across the centre of the site.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground.

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 257m ACF from centre of the site to land east of Fortune Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 229m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,188m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

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

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			GG = Within 400m (6) 166m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 19 minutes to get to Royston centre.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.37km ACF from the centre of the site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,524m ACF from centre of the site to Royston Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the proposed site does not appear to have a direct link to the adopted public highway. The promoter has indicated that access could be obtained.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC066	
Consultation Reference numbers:	
Site name/address: Land off the Causeway, Bassingbourn	
Map: 	
Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north. The site is a rectangular agricultural field, bordered by trees and hedges and is visible from The Causeway through gaps in the hedge.	
Current use(s): The site is currently in agricultural use.	
Proposed use(s): 30 dwellings	
Site size (ha): South Cambridgeshire: 1.03 ha.	
Potential residential capacity: 28 dwellings (30 dph)	

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

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is an oak tree with a Tree Preservation Order in private ownership along the western boundary of the site. The boundaries of this site appear to be heavily treed and need to be accommodated
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of the site would result would result in a reduction of the green separation between the villages of Bassingbourn and Kneesworth, would change the open character of this area, and would affect the settings of listed buildings,

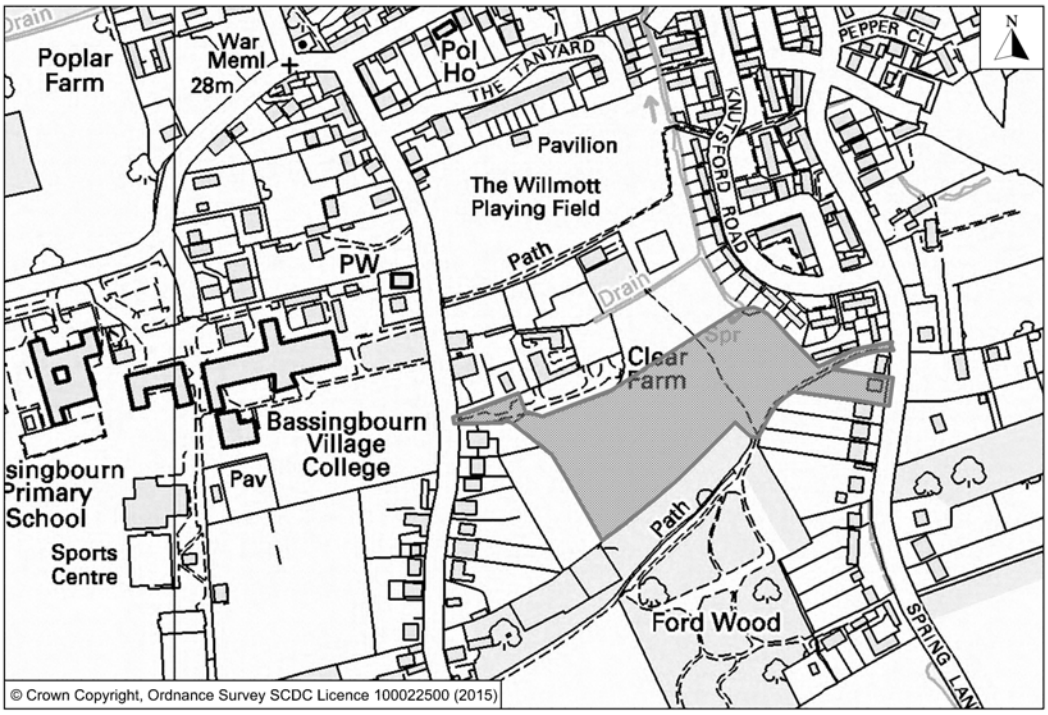
			the village and the conservation area.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the open character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 143m ACF from centre of the site to land east of Elbourn Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 538m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 377m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.8km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 996m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.8km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			GG = Within 400m (6) 186m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 19 minutes to get to Royston centre.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.20km ACF from the centre of the site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,346m ACF from centre of the site to Royston Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC078	
Consultation Reference numbers: 39 (I&O 2012)	
Site name/address: Land between South End & Spring Lane, Bassingbourn	
Map:	



Site description: The site is located on the southern edge of Bassingbourn and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders agricultural land and the Willmott Playing Field to the north. The site consists of an agricultural field and the house and garden at 60 Spring Lane, and includes a spring in the north-east corner. A footpath runs along part of the southern boundary of the site
Current use(s): The site is currently in residential and agricultural use.
Proposed use(s): Residential development. Adjoining land to the north is anticipated to come forward as a recreation ground provided by the Parish Council, and may need to include some land within this site.
Site size (ha): South Cambridgeshire: 2.12 ha.
Potential residential capacity: 48 dwellings (30 dph)

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

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor

	character, including through appropriate design and scale of development?		negative impacts incapable of mitigation) - development of this site would change the rural character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2 and 3 within the eastern section of the site.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m 134m ACF from centre of the site to Bassingbourn Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m 360m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m 297m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC085	
Consultation Reference numbers: 37 (I&O 2012)	
Site name/address: Next to Walnut Tree Close, North End, Bassingbourn	
Map:	



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

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

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

Proposed use(s): 30-40 dwellings

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

Potential residential capacity: 53 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A noise impact assessment of the small wind turbine to north at Bleak Farm may be required.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to it being adjacent to military land. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in the encroachment of built development into the views across the open fields.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) -

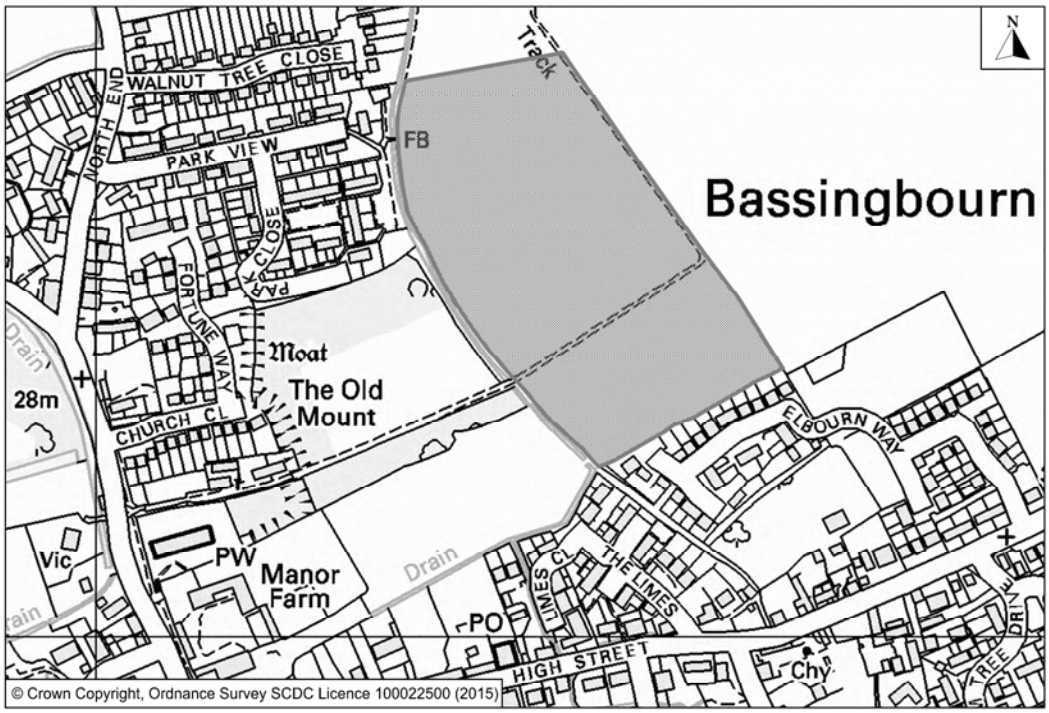
	through appropriate design and scale of development?		development of this site would change the well defined village edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		AMBER = Flood Zone 2 / medium risk Approximately a quarter of the site is in Flood Zones 2 and 3 both in the west and east of the site.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 349m ACF from centre of the site to land east of Fortune Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		A = 400 - 800m

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

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.2km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		R = >800m 954m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores		GREEN = Score 15-19 from 4 criteria below Total score of 18.

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

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



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

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

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

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

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

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

Potential residential capacity: 41 dwellings (30 dph)

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

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

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and

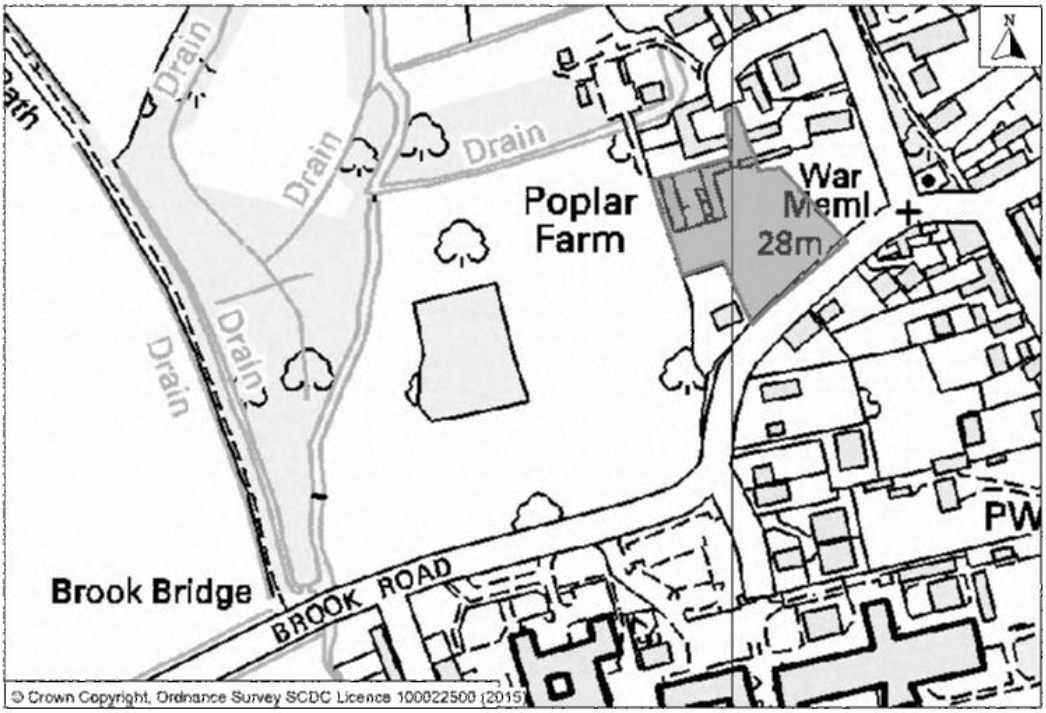
			would also change the rural character of this wooded and enclosed area of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of linear development predominant in the village, especially the historic core.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is Flood Zone 1. A very small area adjacent to the drain on the western edge of the site is in Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m

	for children and teenagers?		238m ACF from centre of the site to land east of Elbourn Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 376m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 498m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poor connectivity to the built up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.6km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		R = >800m 810m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge		RED = Service does not meet the requirements of a high quality public transport (HQPT)

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC220	
Consultation Reference numbers:	
Site name/address: Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	
Map:	



Site description: The site is located on the western edge of Bassingbourn and adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site borders 8 Brook Road to the west. The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees.
Current use(s): The site is currently a mixture of garden, paddocks, former orchard and agricultural buildings.
Proposed use(s): 10-12 dwellings
Site size (ha): South Cambridgeshire: 0.51 ha.
Potential residential capacity: 11 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Noise from Brook Road but can be mitigated by design and layout.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to its agricultural use. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.

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

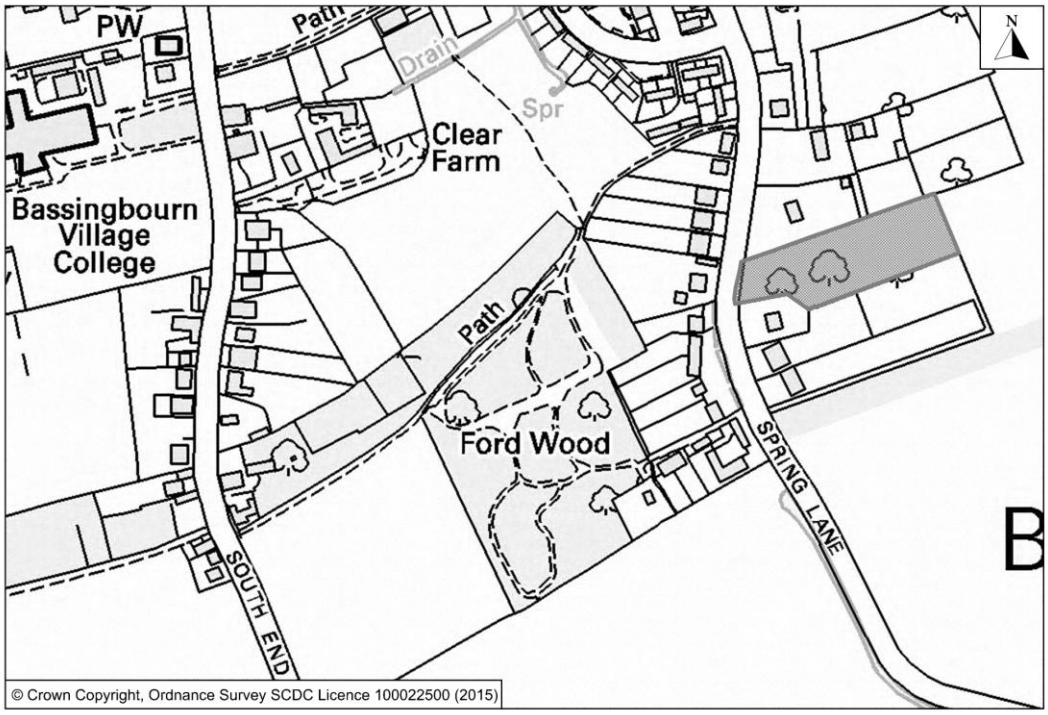
			(UPDATE to reflect SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage. Development of this site would have a significant adverse impact on the landscape and townscape of this area. (UPDATE to reflect SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to

			Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 344m ACF from centre of the site to land east of Fortune Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 256m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 571m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.8km ACF form centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		G = <400m 271m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2 km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to		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

	the site?		high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			GG = Within 400m (6) 155m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 19 minutes from Bassingbourn to Royston.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.36km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,529m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

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



Site description: The site is located on the southern edge of Bassingbourn and adjoins existing low-density residential development to the north, south and west. The site borders open countryside to the east. The site is heavily wooded, although the promoter has indicated that the site is a redundant rhubarb field.
Current use(s): Heavily wooded.
Proposed use(s): 10-12 dwellings
Site size (ha): South Cambridgeshire: 0.61 ha.
Potential residential capacity: 12 dwellings (30dph)

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

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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Incompatible with linear nature of village.

	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II* Morden Hall and impact on grade I St Marys church to north of site. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 303m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local		G = <400m 210m ACF from the centre of the site to th

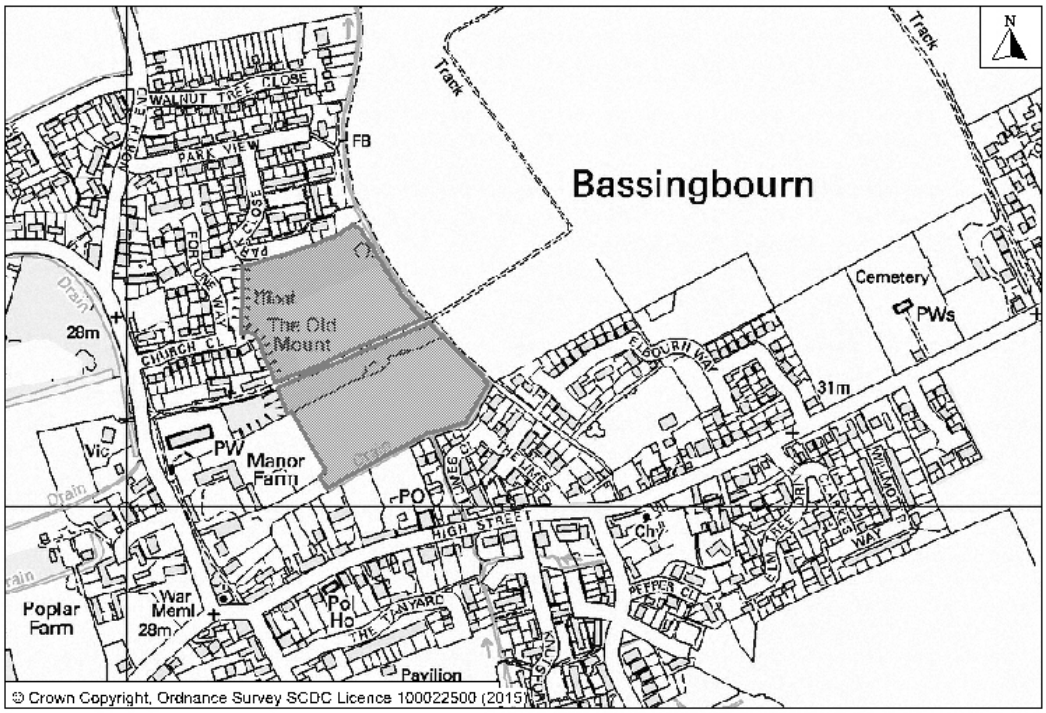
	centre?		King Edward VII pub central in relation to services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 268m ACF from centre of site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

Accessibility	nearest main employment centre?		16.3km ACF form centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 738m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores		AMBER = Score 10-14 from 4 criteria below Total score of 14.

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

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

Map:



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

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

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

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

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

Potential residential capacity: 57 dwellings (30 dph)

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

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

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The site includes a protected horse chestnut tree.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and would also change the rural character of this wooded and enclosed area of the village. Development of this site would have a

			significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			

Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2, 3a and 3b along the eastern boundary, part of the southern boundary and also running east-west across the centre of the site.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bsssingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 129m ACF from centre of the site to land east of Fortune Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 226m from nearest centre ACF (Bassingbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 487m ACF from centre of site to The Surgery, Bassingbourn
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. The promoter has indicated that the site will include a relocated Spar shop with public car park.
Community	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. New village hall is proposed.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.3km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 628m ACF from centre of site to Bassingbourn Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Bassingbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score of 16 UPDATE: Score updated from 18 to 16 to reflect total of the scores below.
Distance: bus stop / rail station			GG = Within 400m (6) 251m to nearest bus stop ACF (Bassingbourn, The Limes)
Frequency of Public Transport			RR= Less than hourly service (0) Less than hourly service (127 service)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 20-25 Minutes (Bassingbourn, The Limes to Royston, Bus Station)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.44km ACF to Royston
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,619m ACF from centre of the site to Royston Station.
Access	Will it provide safe access to the highway network,		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.

	where there is available capacity?		Minor negative effects incapable of mitigation. Access constraints - the promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC004	
Consultation Reference numbers: 42 (I&O 2012)	
Site name/address: Land adjacent to north of 69 Long Road, Comberton, CB23 7DG	
Map: 	
Site description: Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158.	
Current use(s): Extension to garden of 69 Long Road	
Proposed use(s): Residential development for 10 houses	
Site size (ha): South Cambridgeshire: 0.32 ha	
Potential residential capacity: 10 dwellings (30 dph net)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

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

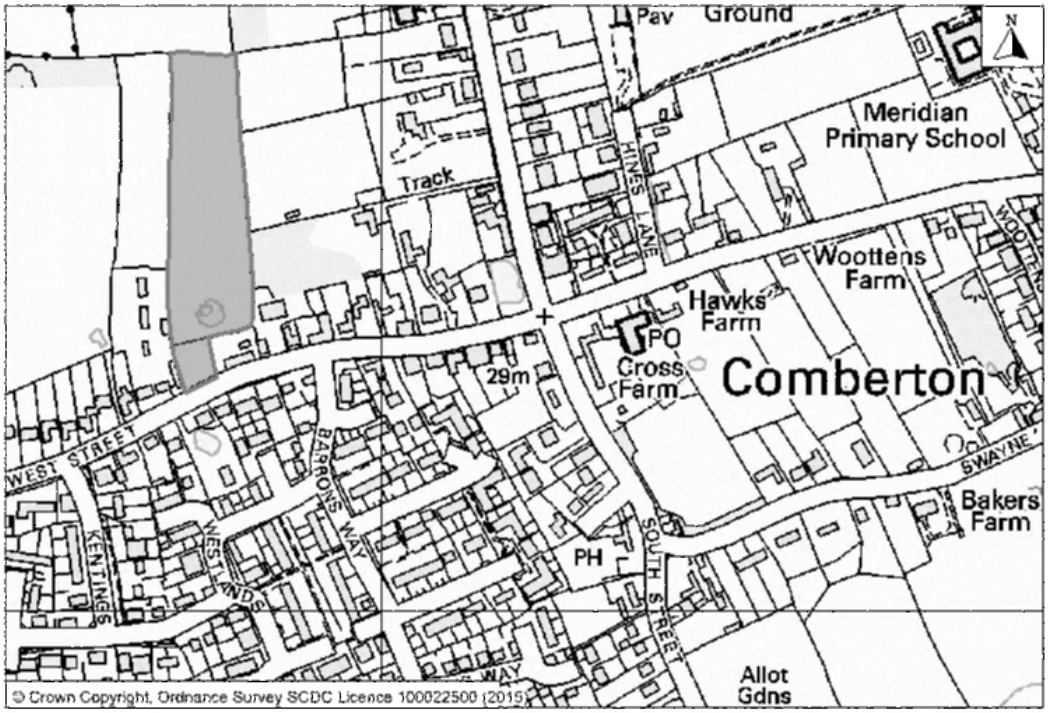
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development unlikely to affect the townscape character of Comberton given the small size of the site and its robust landscaping.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

	for children and teenagers?		652m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 1,020m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m 796m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

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

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station			0 = Within 800m (3) 622m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.24km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,362m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC079	
Consultation Reference numbers:	
Site name/address: 40 - 48 West Street, Comberton	
Map:	



Site description: Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181.
Current use(s): Field
Proposed use(s): 27-30 residential houses
Site size (ha): South Cambridgeshire: 1.42 ha.
Potential residential capacity: 29 dwellings (30 dph)

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

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

	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation).

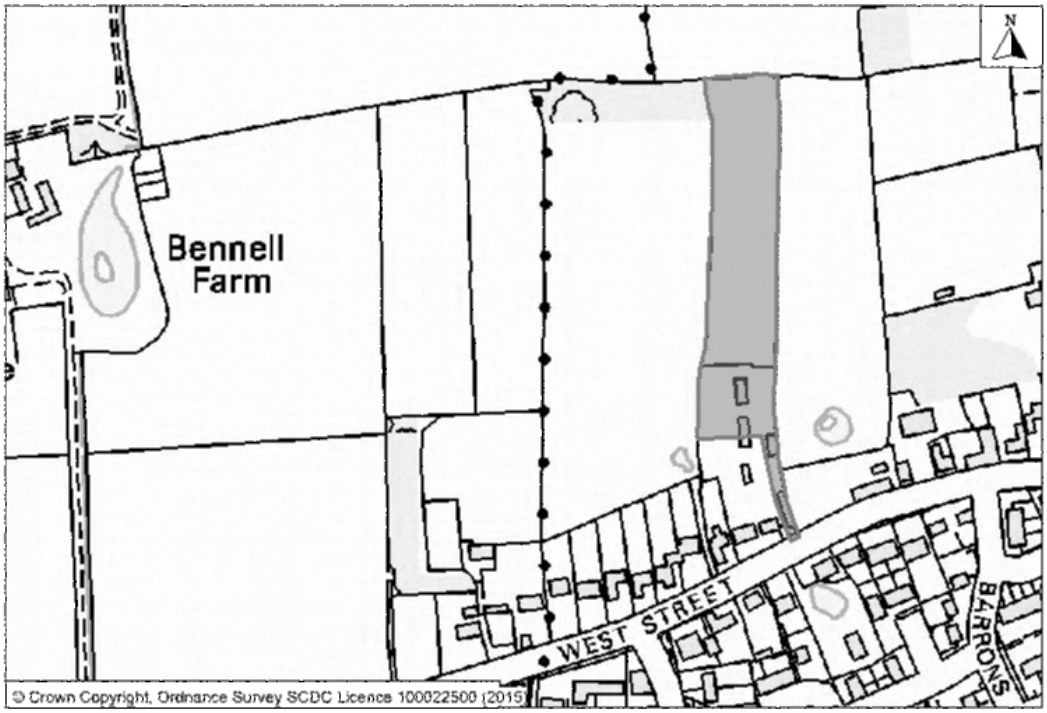
	through appropriate design and scale of development?		Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 477m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 266m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 424m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within

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

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 214m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.34km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,134m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. A junction located on West Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking		AMBER = No impacts

	or cycling facilities?		

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC080	
Consultation Reference numbers:	
Site name/address: 50 - 54 West Street, Comberton	
Map: 	
Site description: Field with outbuildings, hedges and trees to the north of houses on West Street. Bounded by fields to the west, north and east. Adjoins sites 181 and 079.	
Current use(s): Field	
Proposed use(s): Residential houses	
Site size (ha): South Cambridgeshire: 0.89 ha.	
Potential residential capacity: 18 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

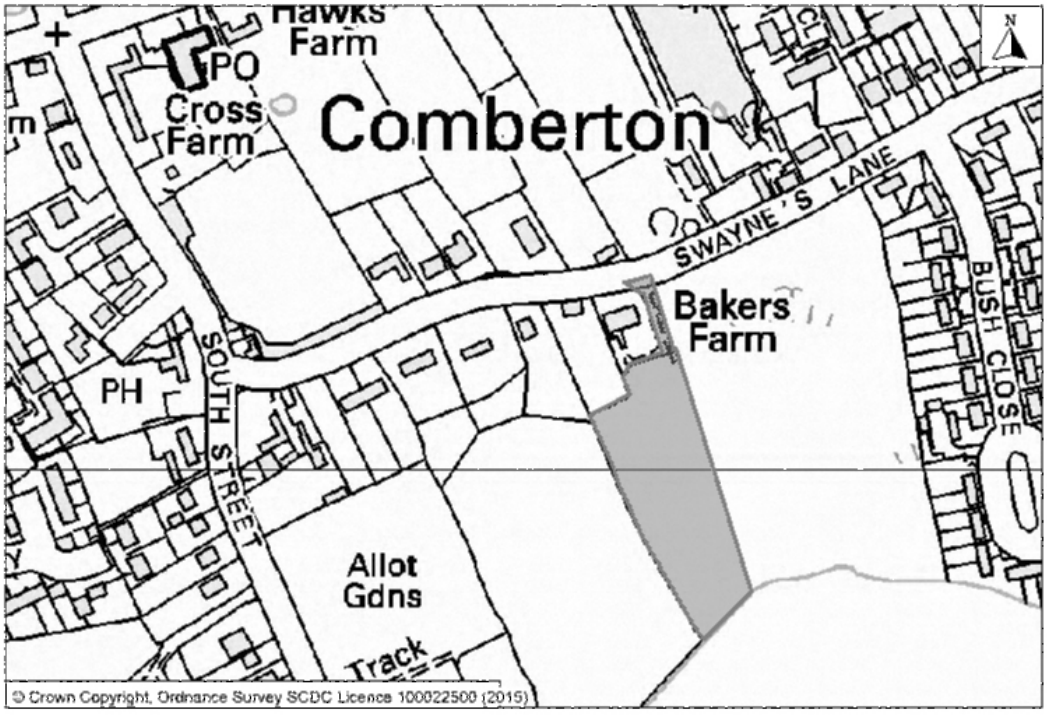
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development would cause a loss of part of the area of long gardens, and small fields

	and scale of development?		which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms a part of the setting of a nearby Listed Building. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 523m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact. No effect on pitch or plot provision.

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 314m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 456m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site lies to the rear of an area characterised by linear development, away from the street frontage.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on

	vitality and viability of Cambridge, town, district and local centres?		vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.4km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge		RED = Service does not meet the requirements of a high quality public transport (HQPT)

	of site)?		
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 190m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.39km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,150m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority believes that this site could be fed from the access to site number 079
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC087	
Consultation Reference numbers:	
Site name/address: Land to the rear of 42 Swaynes Lane, Comberton	
Map: 	
Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the north. Site 088 to the east.	
Current use(s): Meadowland	
Proposed use(s): Residential housing	
Site size (ha): South Cambridgeshire: 0.66 ha.	
Potential residential capacity: 13 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and		RED = Significant negative impact on

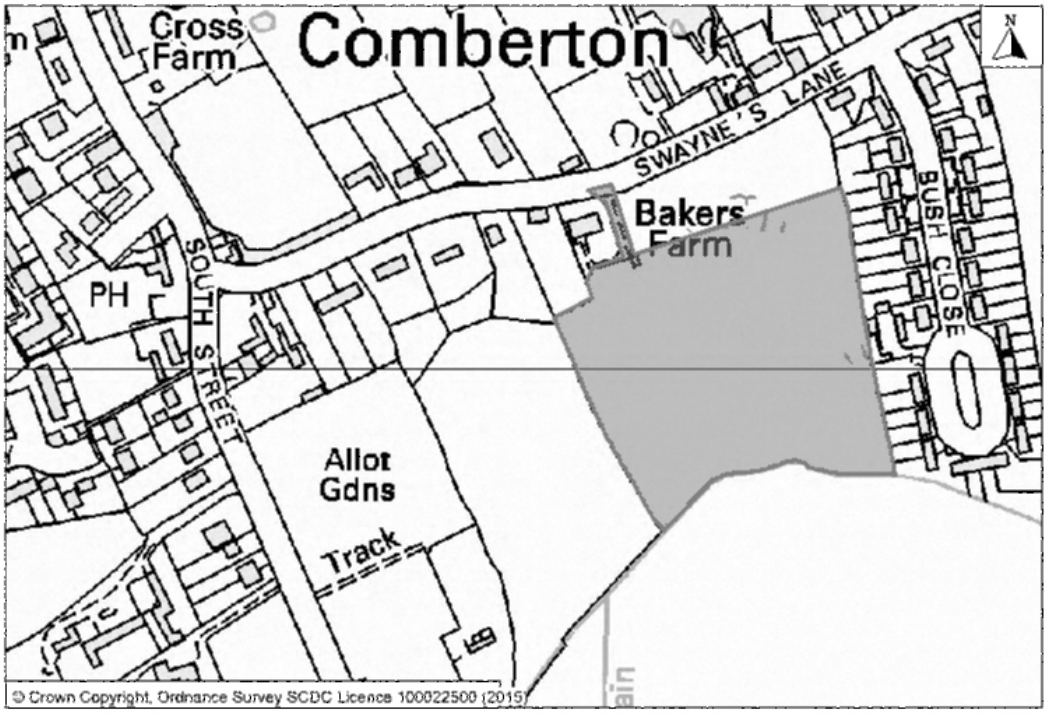
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape character of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

			Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 500m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 409m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 762m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

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

	including communications infrastructure and broadband?		There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN = Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 450m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport			G = 21 to 30 minutes (4)

journey time to City Centre			23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.89km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,640m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC088	
Consultation Reference numbers:	
Site name/address: Land south and east of 42 Swaynes Lane, Comberton	
Map: 	
Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west.	
Current use(s): Meadowland cut for silage	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 2.24 ha.	
Potential residential capacity: 50 dwellings (30 dph net)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.
Townscape	Will it maintain and		RED = Significant negative impact on

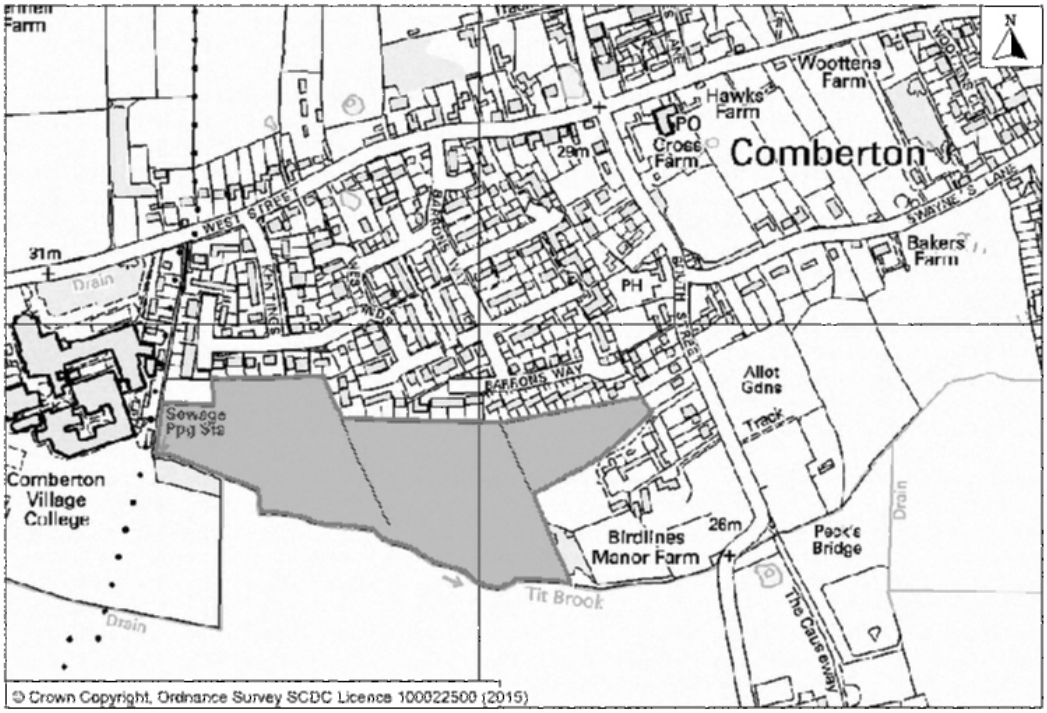
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape character of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

			Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 487m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 438m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 768m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

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

	including communications infrastructure and broadband?		There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 428m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 401m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport			G = 21 to 30 minutes (4)

journey time to City Centre			23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,645m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC110	
Consultation Reference numbers: 44 (I&O 2012)	
Site name/address: Land to the west of Birdlines, Manor Farm, Comberton	
Map: 	
Site description: Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street.	
Current use(s): Agricultural	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 6.00 ha.	
Potential residential capacity: 90 dwellings (30 dph)	

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

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.

Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The TPO indicated on site is for a woodland, this is not present on the 2008 data set, however there are what appear to be significant treed boundaries and blocks of trees within the site which need to be accommodated using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and separate the church from Comberton, which is an unusual feature of the village.

			Development of the site would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - loss of separation between modern development and historic settlement in views from the south.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on backdrop and open rural functional settings of listed building, farmstead and moated site at Birdline Manor (Listed Grade II 60 metres away). Adverse effect on Comberton St Marys CA and setting of Church group including Church (Listed Grade I) which is 350 metres away due to the loss of separation between modern development and historic settlement in views from the Church. A reduced site restricted to the northwest corner would mitigate these impacts.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to

			Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 797m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 452m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 847m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.5km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		R = >800m 825m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton

			Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.44km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,678m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC158	
Consultation Reference numbers: 41 (I&O 2012)	
Site name/address: Land off Long Road (south of Branch Road), Comberton	
Map: 	
Site description: Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south.	
Current use(s): Farmland	
Proposed use(s): Residential development	
Site size (ha): South Cambridgeshire: 5.71 ha.	
Potential residential capacity: 128 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

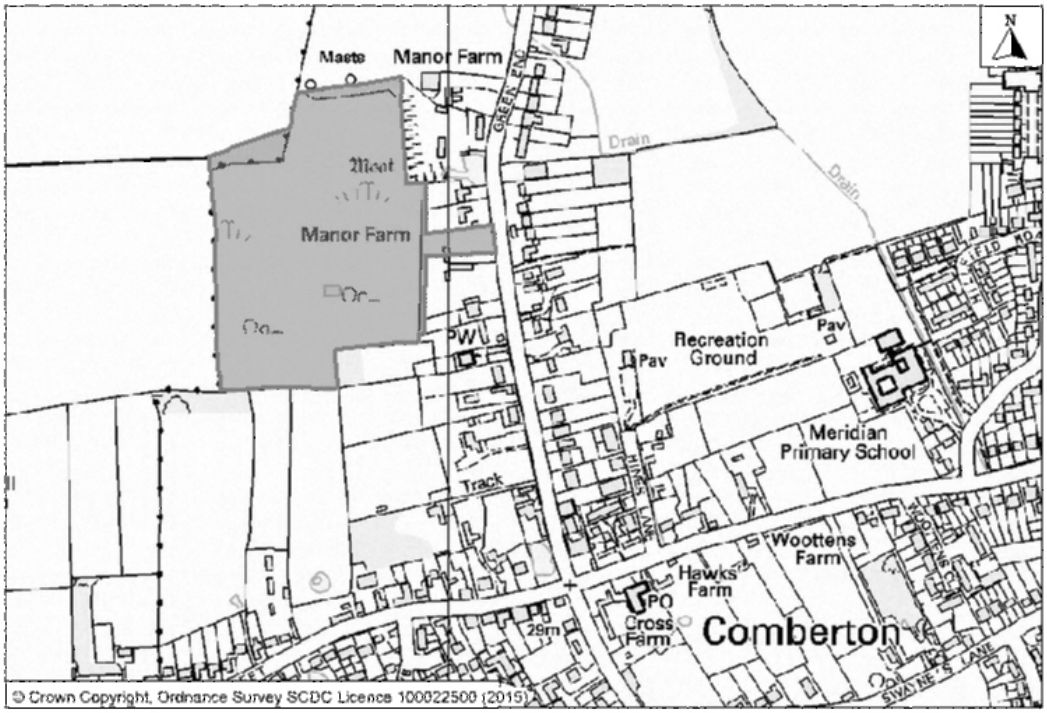
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton. UPDATE: Score changed from Green to Amber to reflect the impact on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 717m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,072m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m 781m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.3km ACF form centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m 729m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 1.6km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 755m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.31km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,461m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC181	
Consultation Reference numbers:	
Site name/address: Land to the West of Green End, Comberton	
Map: 	
Site description: Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080.	
Current use(s): Agricultural	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 6.02 ha.	
Potential residential capacity: 135 dwellings (30 dph)	

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Ecological value of ponds and site should be investigated prior to development.
Biodiversity	Would		AMBER = Development would have a

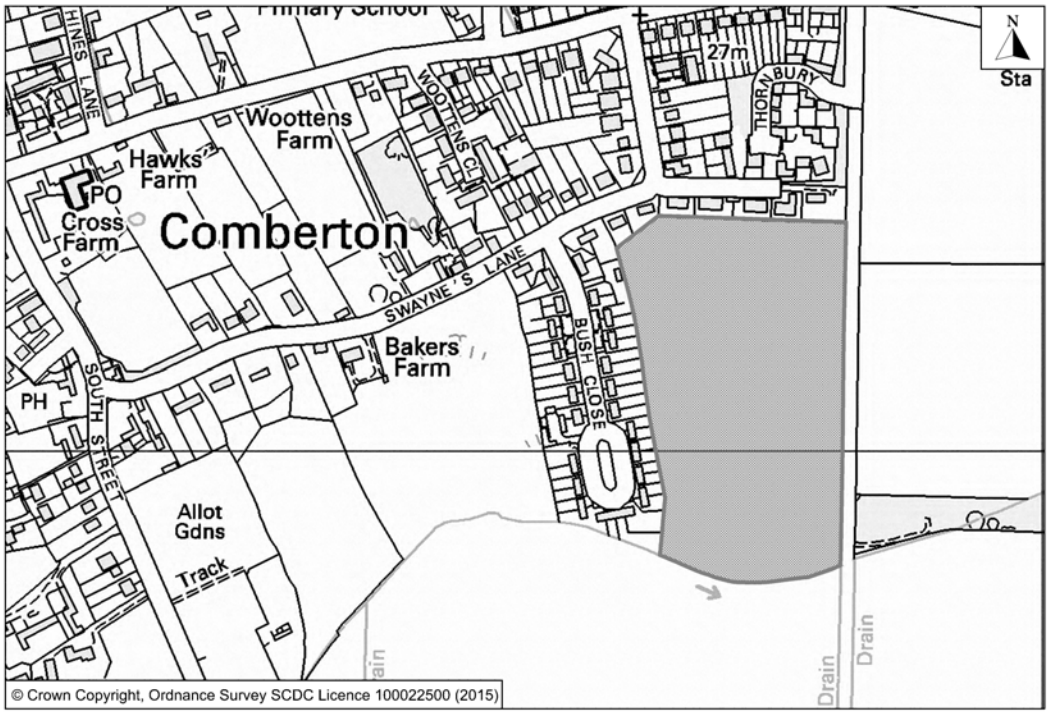
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Adverse impact on Green Belt purposes. The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development of this site would also

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

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 437m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 226m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site is a large area of backland development in a part of the village characterised by linear development.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,		GREEN = No effect or would support the vitality and viability of existing centres.

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.2km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public		RED = Service does not meet the requirements of a high quality public

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC255	
Consultation Reference numbers: 43 (I&O 2012)	
Site name/address: Land to the East of Bush Close, Comberton	
Map: 	
Site description: Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the south eastern flank of the village.	
Current use(s): Agricultural.	
Proposed use(s): Housing development	
Site size (ha): South Cambridgeshire: 4.83 ha.	
Potential residential capacity: 73 dwellings (30 dph)	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

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

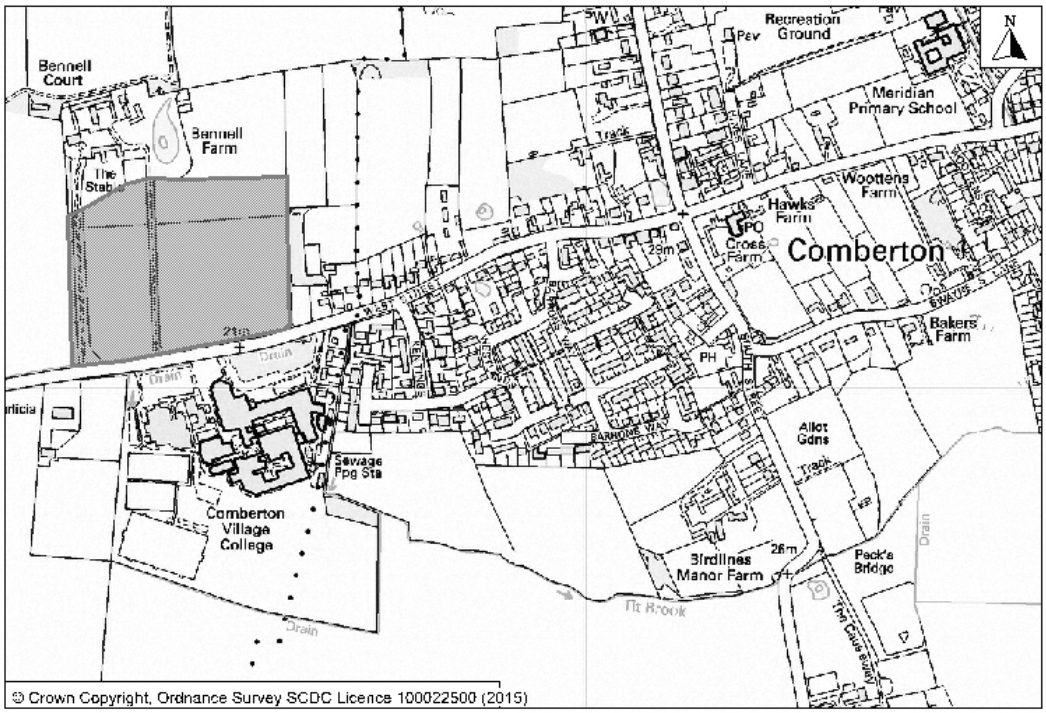
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements). Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the Byway which extends to the south should be mitigated.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on Comberton St Marys Conservation Area and setting of Church group including Church (Listed Grade I) due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. Impact could be mitigated by restricting development to the northern part of the site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m

Facilities	nearest play space for children and teenagers?		562m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 645m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 897m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC 326 (Revised proposal)	
Consultation Reference numbers: H10 (I&O 2013 part 2)	
Site name/address: Land at Bennell Farm, West Street, Comberton	
Map: 	
Site description: The site comprises a grassed field with trees, surrounded by robust hedges with trees. A number of vehicular access points exist to West Street. A surfaced road runs across the site giving access to Bennell Court just to the north of the site), where a series of farm buildings have been converted to a variety of employment uses primarily of an office nature. Comberton Village College is located to the south of West Street.	
Current use(s): Agricultural, field used for grazing	
Proposed use(s): Residential development for around 90 dwellings	
Site size (ha): South Cambridgeshire: 6.27ha	
Potential residential capacity: 90 dwellings Submitted proposal for 90 dwellings at a density of 22.5 dph. Site capacity of 30 dph would be 141 dwellings. A low density of development would be appropriate on this site with a dwelling capacity between 90 and 141 dwellings. A mid point capacity of 115 dwellings was included in the Issues and Options Report 2013. A lower figure of 90 dwellings has been included in the Proposed Submission Local Plan. This reflects that a substantial part of the site will be used to provide a community football pitch with changing rooms, and car parking to serve both the community and Comberton Village College.	

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land. Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor

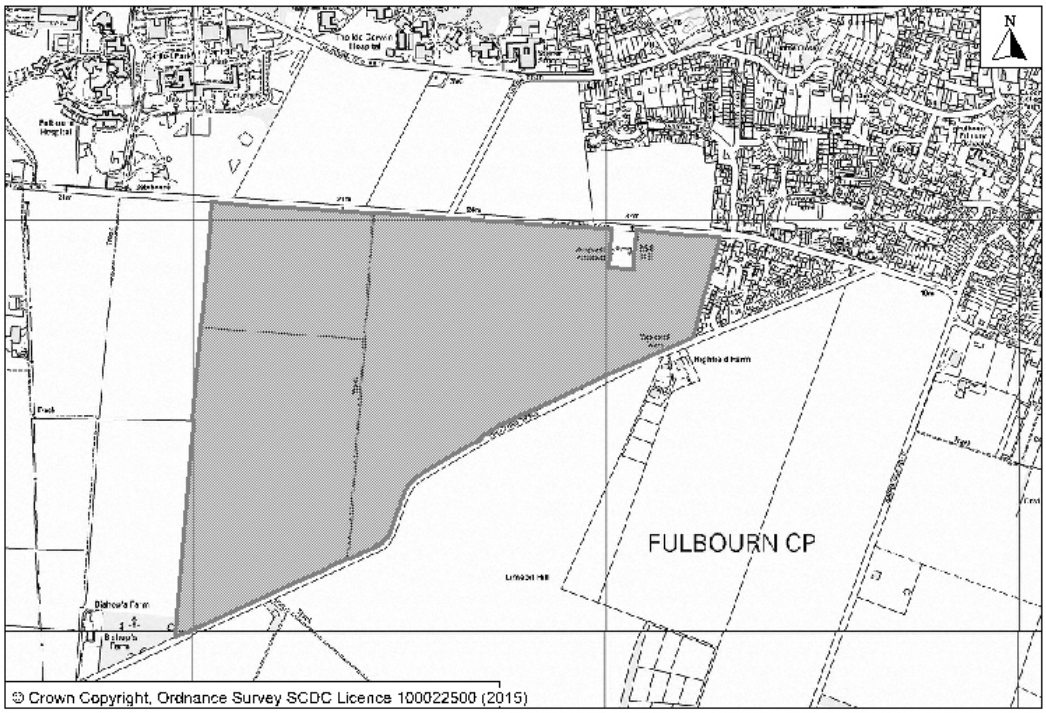
	distinctiveness of townscape character?		improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings or sites, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new publically accessible open space in the form of a community football pitch.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 902m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 665m of nearest centre ACF (Comberton, West Street / Barton Road)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 808m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible Will include changing facilities and car parking which will be available to the community, and to the Village College which also hosts many community events which are attended by the public.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,		GREEN = No effect or would support the vitality and viability of existing centres

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.75km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public		RED = Service does not meet the requirements of a high quality public

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC037	
Consultation Reference numbers:	
Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	
Map:	



Site description: The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views. Note: this site adjoins sites 038 and 245 to the north.
Current use(s): Agricultural
Proposed use(s): 3,050 dwellings with public open space
Site size (ha): South Cambridgeshire: 76.78 ha.
Potential residential capacity: 921 dwellings (30 dph)

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 76.78ha.)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact- low to medium risk. The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on		GREEN = Site not within or adjacent to an area with a history of contamination.

	the site?		Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 1, 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

	and access to green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area further to the north east. Adverse effect due to loss of important countryside

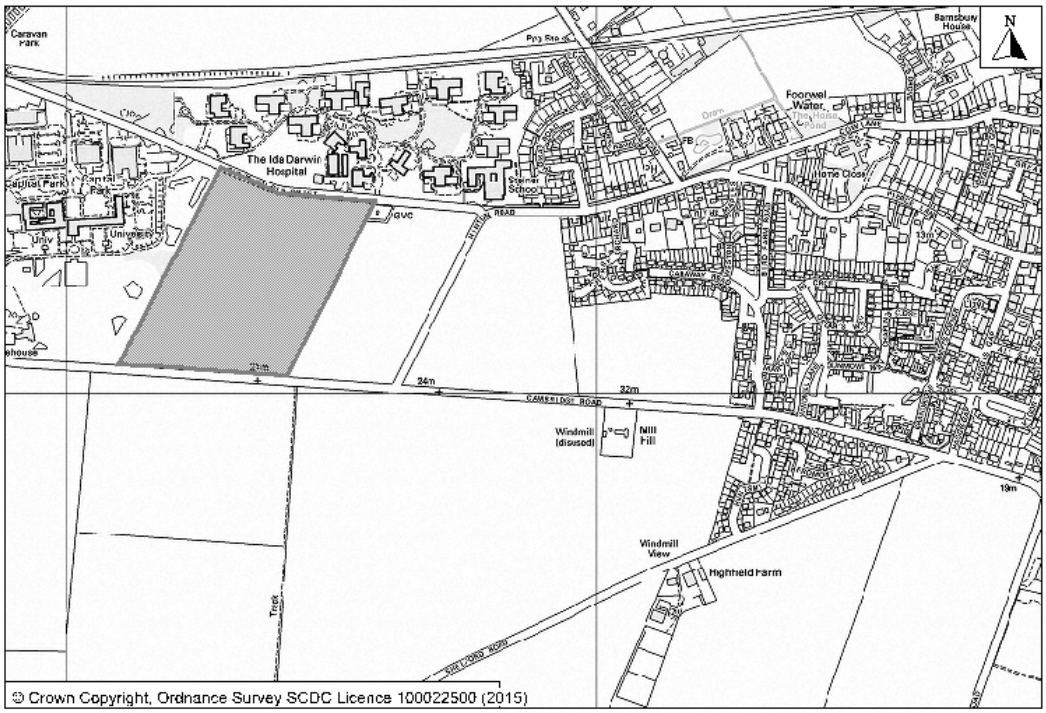
			setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 962m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of

			services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,270m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The development scale and location of the site would create a large extension to the village which poorly relates to the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve

	local centres?		needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.2km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,448m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the		AMBER = Score 10-14 from 4 criteria below Total score of 13.

	four criteria below.		
Distance: bus stop / rail station			A = Within 800m (3) 690m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.25km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,593m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Capacity constraints - The Highway Authority believes that access to local road network will potentially have capacity and safety constraints (e.g. Hospital Roundabout at Cherry Hinton is a cluster site). Cherry Hinton Road, Limekiln Hill Road and Granhams Road / Babraham Road junction likely to need improvements to accommodate development traffic.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.

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



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside. Note: this site adjoins sites 037 to the south and 109 to the east.
Current use(s): Agricultural
Proposed use(s): 450 dwellings with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site size (ha): South Cambridgeshire: 11.08 ha.
Potential residential capacity: 166 dwellings (30 dph)

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (11.08 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. Site is adjacent to current industrial / commercial use and may need investigation.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures.

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

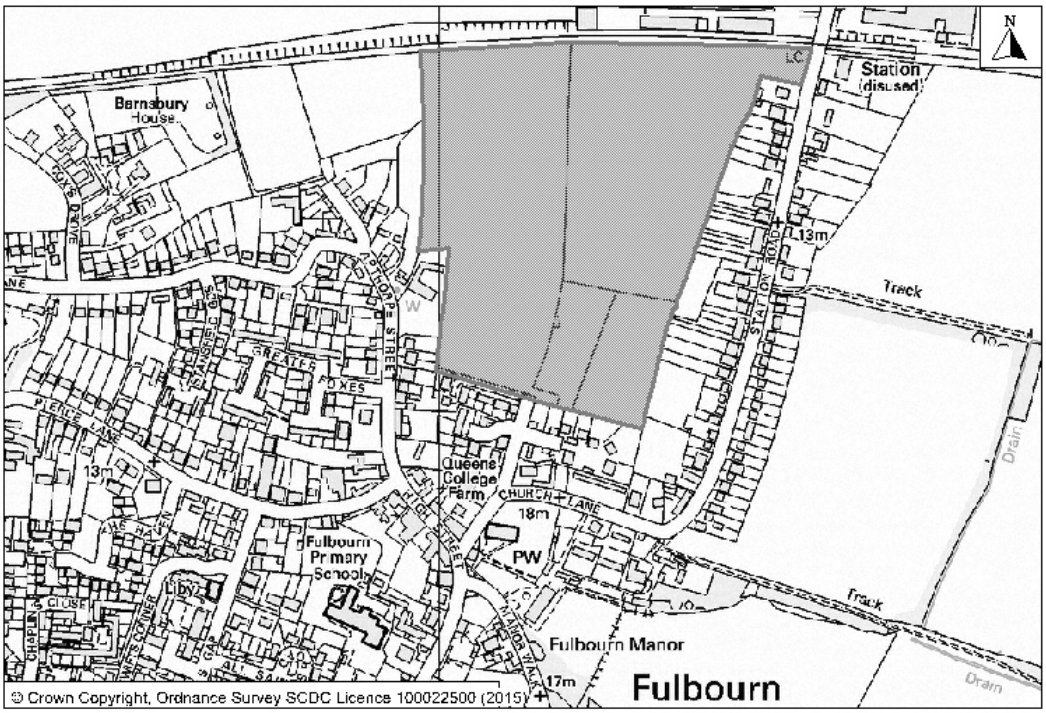
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting of the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.

HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km ACF from centre of the site to Teversham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 663m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,392m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

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

	services and infrastructure, including communications infrastructure and broadband?		Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,210m ACF from centre of site to Bewick Bridge Primary School, Cherry Hinton.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6.0km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 189m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.86km ACF from the centre of the site to Cambridge Market.

Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,253m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC074	
Consultation Reference numbers: 28 (I&O 2012)	
Site name/address: Land off Station Road, Fulbourn	
Map: 	
Site description: The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west. The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.	
Current use(s): Agricultural	
Proposed use(s): 300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.	
Site size (ha): South Cambridgeshire: 12.41 ha.	
Potential residential capacity: 186 dwellings, (30 dph (reduced to mitigate for setting of listed building and conservation area))	

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

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

			require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200 metres)
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the diversity and distinctiveness of landscape character?		character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - it would result in the loss of land that has a rural character on this northern edge of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of the Conservation Area and the Grade ll* church. .Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space -

			The promoter has indicated that generous amounts of open space would be included in the development of the site
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 775m ACF from centre of the site to Fulbourn Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 385m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 630m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			

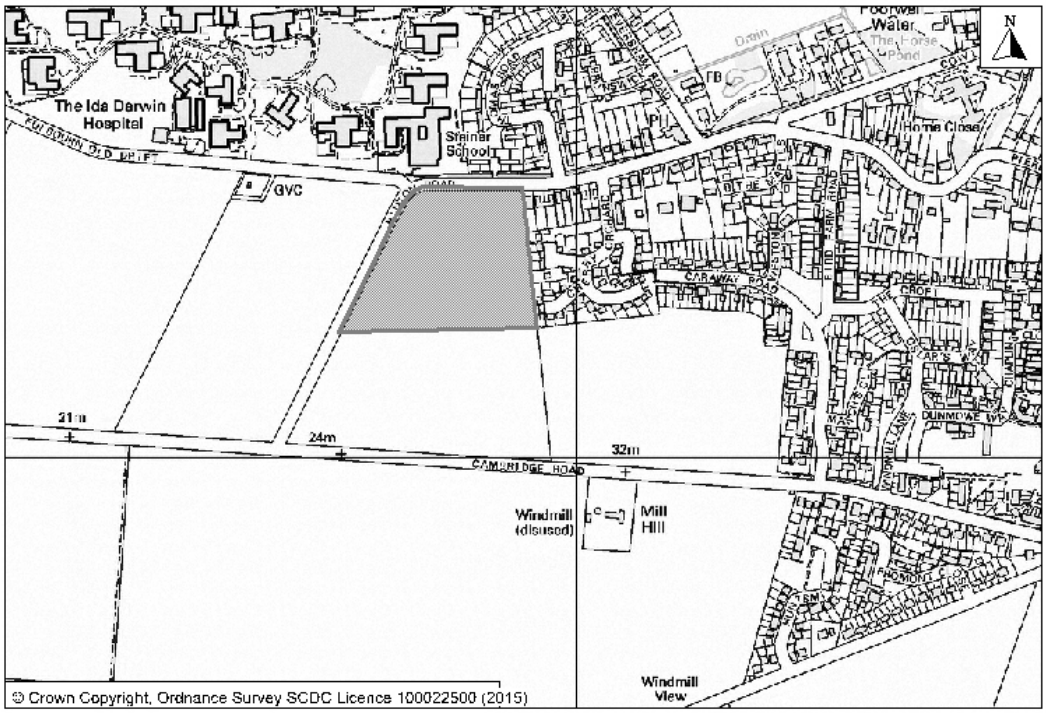
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 520m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 247m ACF from the centre of the site to the nearest bus stop (17 Service) 392m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport			G = 20 minute frequency (4) 17 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 17 service - 30 Minutes from Fulbourn to Newmarket Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,986m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC108	
Consultation Reference numbers:	
Site name/address: Land south of Hinton Road, Fulbourn	

Map:



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 78 dwellings (30 dph)

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (3.48 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 1 and 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.

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

			development in this very visible location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

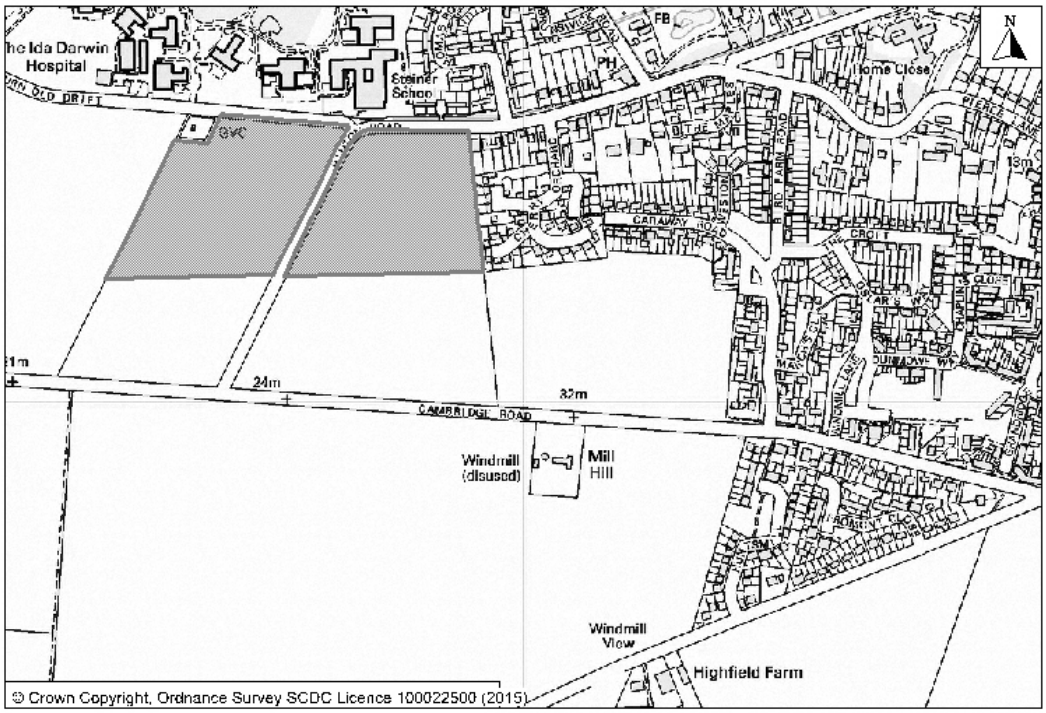
	accessible open space?		Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 345m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 910m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing		AMBER = Adequate scope for integration with existing communities

	communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site.

Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,097m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 296m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.30km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,722m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network,		GREEN = No capacity / access constraints identified that cannot be fully mitigated.

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

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



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 78 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (7.42 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 1 and 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.

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

			development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk

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

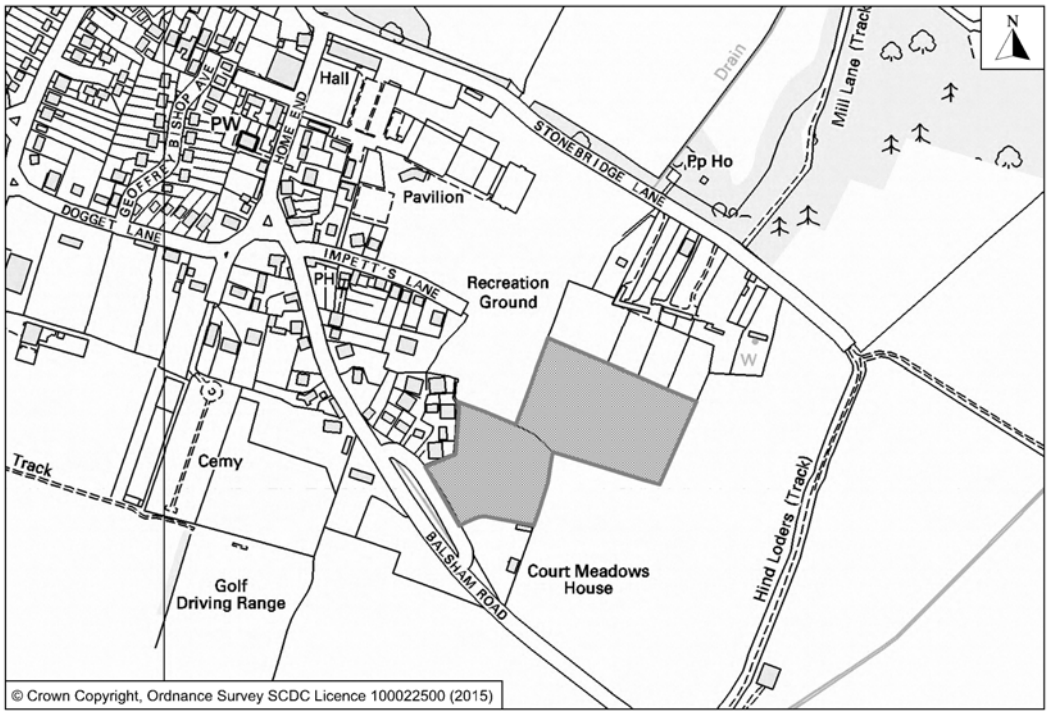
			No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.

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

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

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

Map:



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

The site is adjacent to Site 213.

Current use(s): Agricultural

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

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

Potential residential capacity: 62 dwellings (30 dph)

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

	versatile agricultural land?		part of site is grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are several protected trees within a field adjoining the site. The TPO area follows the hedgerow of the northwest corner of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

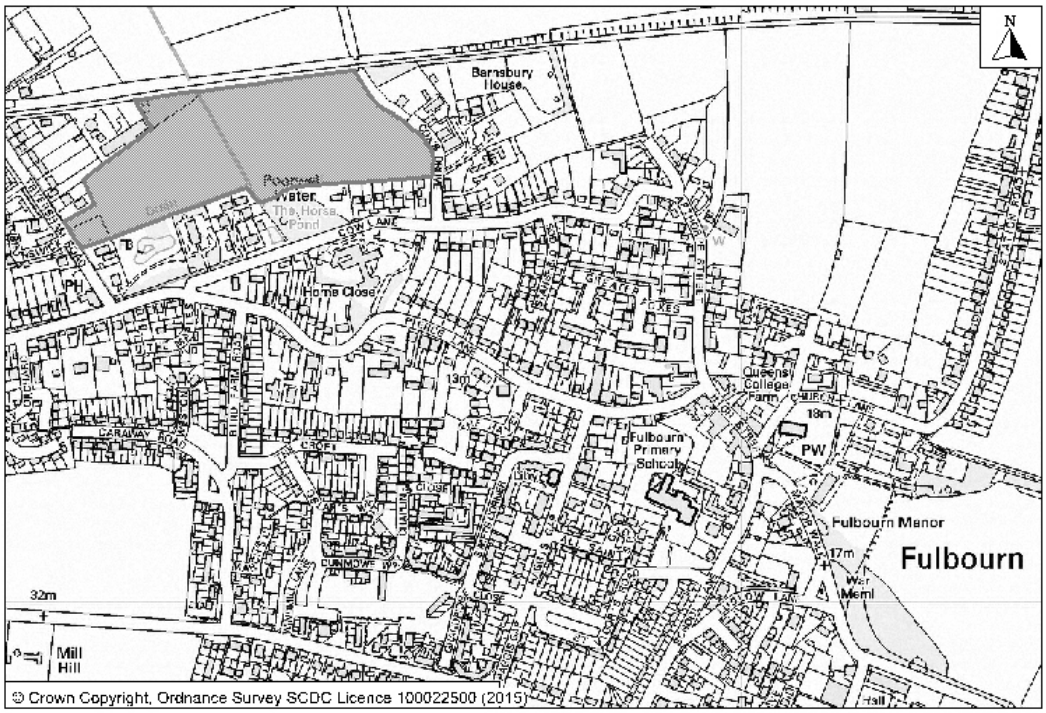
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m 325m ACF from centre of the site to Fulbourn Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 846m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 916m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used for improving existing facilities of neighbouring recreation ground.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, well removed from the existing built-up area of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.3km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A =400 - 800m 790m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 14.
Distance: bus stop / rail station			GG = Within 400m (6) 290m ACF from the centre of the site to the nearest bus stop (16 Service). 696m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport			RR = Less than hourly service (0) 16 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 16 service - 30 Minutes from Fulbourn to Haverhill Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.03km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,422m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

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



Site description: The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the west are commercial uses and to the south and east residential. The site comprises of two enclosed fields.
Current use(s): Grazing
Proposed use(s): 180-240 dwellings with public open space
Site size (ha): South Cambridgeshire: 6.14 ha.
Potential residential capacity: 92 dwellings (30 dph)

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

	versatile agricultural land?		most versatile agricultural land (Grades 1 and 2). Northern third of site is Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Environmental Health object to the site due to noise and odour constraints. Industrial uses adjoining site create both noise and odour problems. Also the site is adjacent to an operational railway line.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated. Site is adjacent to current industrial / commercial use and railway line and may need investigation. This can be dealt with by condition.
Water	Will it protect and where possible enhance the quality of the water environment?		AMBER = Development has potential to affect water quality, with minor negative impacts incapable of mitigation. Development has potential to affect water quality, with minor negative impacts incapable of mitigation The site within Groundwater Source Protection Zone 1 which does not rule out development but may influence land use or require pollution control measures. There is a high water table in the general area which promoter does not consider would prevent residential development. Environment Agency consider site should not be allocated unless risk of flooding can be mitigated.
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent

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

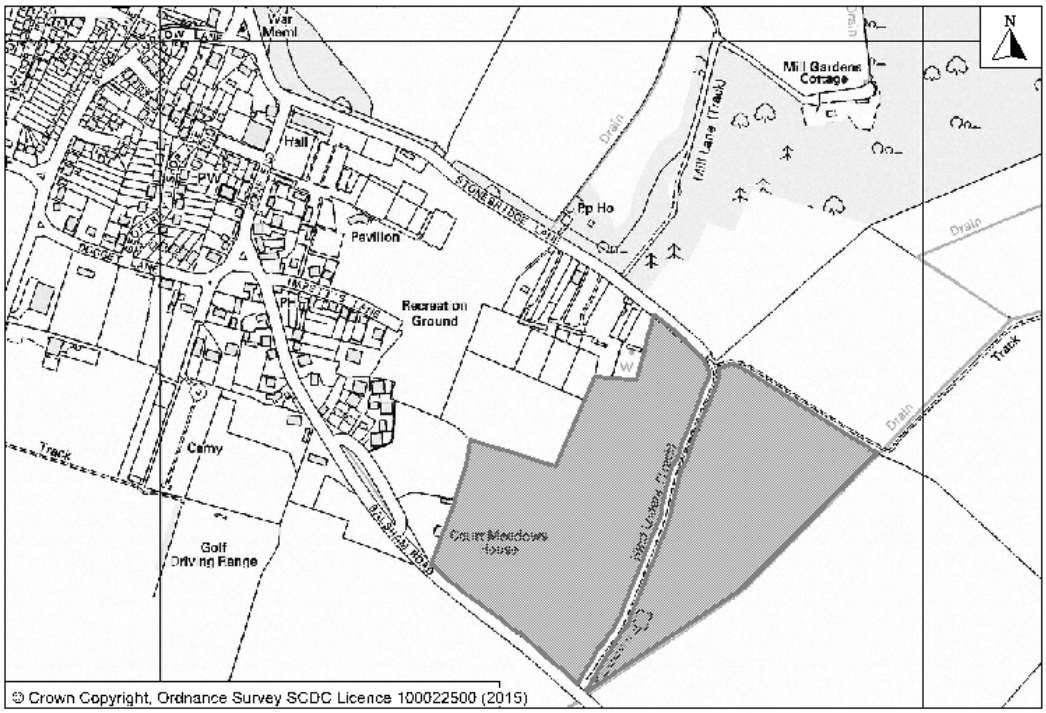
			design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt – it is white land. It is adjacent to Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Major adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk High groundwater level so although site is not in high flood zone it has had localised flooding. Detailed report submitted by promoter.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.4km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 - 800m

	for children and teenagers?		441m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 748m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 614m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.9km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 750m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.1km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC213	
Consultation Reference numbers:	
Site name/address: Land at Court Meadows House, Balsham Road	
Map:	



Site description: The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. There is residential to the north west along Stonebridge Lane and an individual house adjoining Balsham Road to the west of the site. There is open countryside adjoining all other boundaries The site comprises of two fields divided by a track (Hind Loder) that links Balsham Road to Stonebridge Lane. There is an agricultural building in the south eastern corner of the site. The site is adjacent to Site 136.
Current use(s): Arable
Proposed use(s): 250 dwellings with community facilities, public open space and a limited amount of retail (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site size (ha): South Cambridgeshire: 13.84 ha.
Potential residential capacity: 166 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation For the full length of Hind Loders (track) there are protected trees.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn.
Townscape	Will it maintain and		AMBER = negative impact on townscape

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?		0.4km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 565m ACF from centre of the site to Fulbourn Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 846m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,167m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that scale of development proposed on the site would be able to deliver complimentary non-residential uses such a community facilities, open space and a limited amount of retail.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. Promoter does indicate that scale of development would enable delivery of non-residential uses such as community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, well removed from the existing

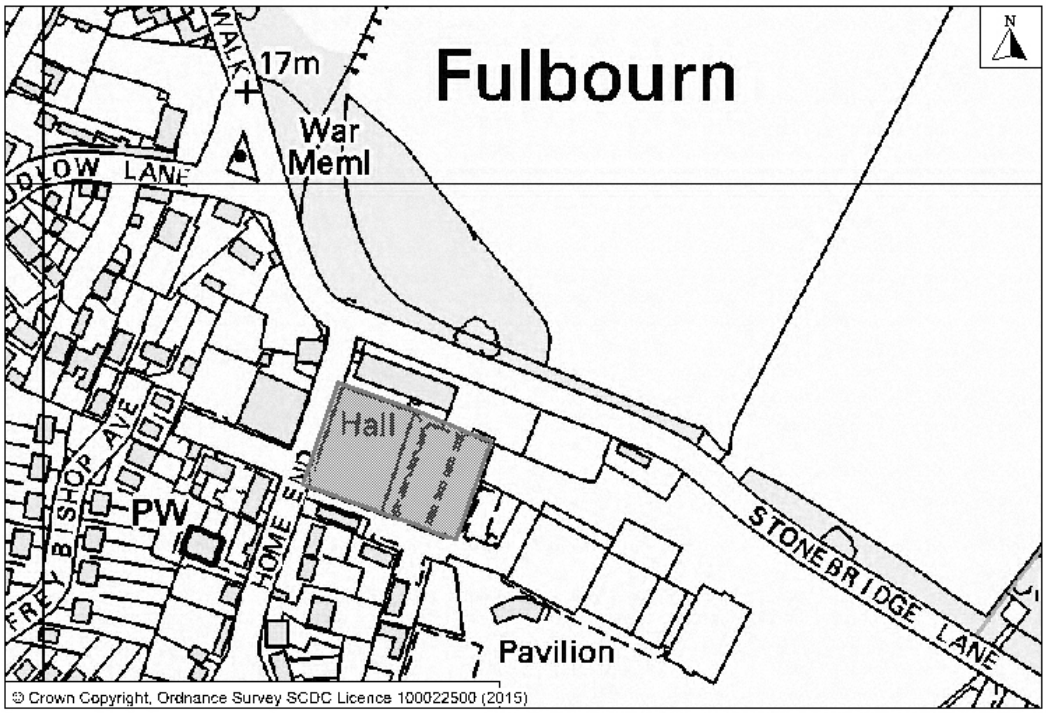
			built-up area of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,029m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary	How far is the nearest secondary		R = Greater than 3km

School	school?		5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 12.
Distance: bus stop / rail station			G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop (16 Service).
Frequency of Public Transport			RR= Less than hourly service (0) 16 service - less than hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 16 service - 30 Minutes from Fulbourn to Haverhill
Distance for cycling to City Centre			G = 5km to 10km (4) 8.29km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,678m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling

			facilities.

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

Map:



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

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

Current use(s): Vacant grass land

Proposed use(s): 18 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Environmental Health concerned because the site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays. Concern at noise disturbance bringing residential use closer to these uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any

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

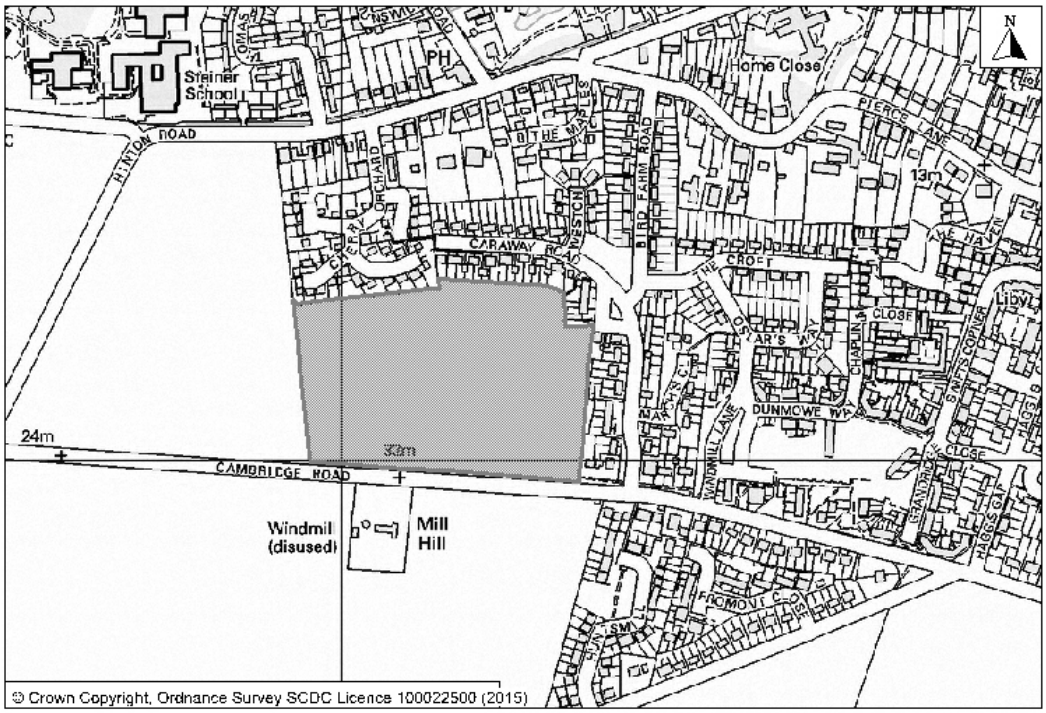
			have a significant adverse effect on the landscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major effect on settings of listed buildings in Home End. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to

			Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 80m ACF from centre of the site to Fulbourn Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 444m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 542m ACF from centre of site to Fulbourn Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site poorly related to the existing built-up area of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development GG = Development would significantly enhance employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 393m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.4km ACF from centre of site to Bottisham Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 402m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport			G = 20 minute frequency (4) Citi 1 - 20 Minute Service.
Public transport journey time to City Centre			A = 41 to 50 minutes (2) Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.72km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,141m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Highway Authority state no access to public road. UPDATE: Score changed from Green to Red to reflect that access cannot be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC245	
Consultation Reference numbers:	
Site name/address: Bird Farm Field, Cambridge Road, Fulbourn	
Map:	



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

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

Current use(s): Agricultural

Proposed use(s): Approximately 150 dwellings

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

Potential residential capacity: 85 dwellings (30 dph)

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (5.67 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The whole site is within Groundwater Source Protection Zone 1 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - It would be very difficult to mitigate against the adverse impacts of development in this very visible location. The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the north and east.

			The land is higher than the adjoining residential properties, which would make it would be difficult to integrate development into the built form.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the wider setting of two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed

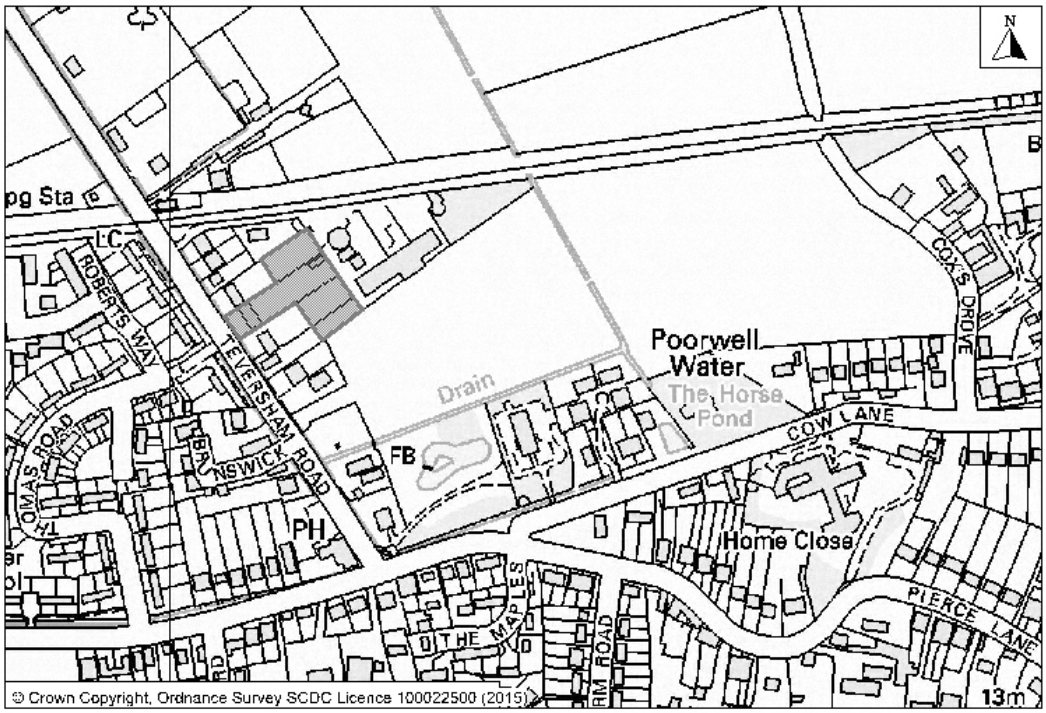
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.3km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 551m ACF from centre of the site to Land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 898m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 623m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the

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

			places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 811m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 362m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.63km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 5,033m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network		GREEN = Significant improvements to public transport, cycling, walking facilities.

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

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



Site description: The site is on the north western side of Fulbourn to the rear of properties on the north side of Teversham Road within the village. There is a drainage ditch alongside the northern edge of the road. The site comprises of the rear gardens of these properties and the frontage of 16 with the road. There is a residential property to the north and the railway line beyond with open countryside. To the north east of the site is Breckenwood Road Industrial Estate. To the south east the site adjoins an open area of grassland.
Current use(s): Predominately greenfield site apart from site of 16 Teversham Rd – a bungalow now demolished.
Proposed use(s): Housing - The site could potentially be occupied by a combination of bungalows, 1.5 storey and 2 storey dwellings.
Site size (ha): South Cambridgeshire: 0.39ha
Potential residential capacity: 9 dwellings (30 dph)

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

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

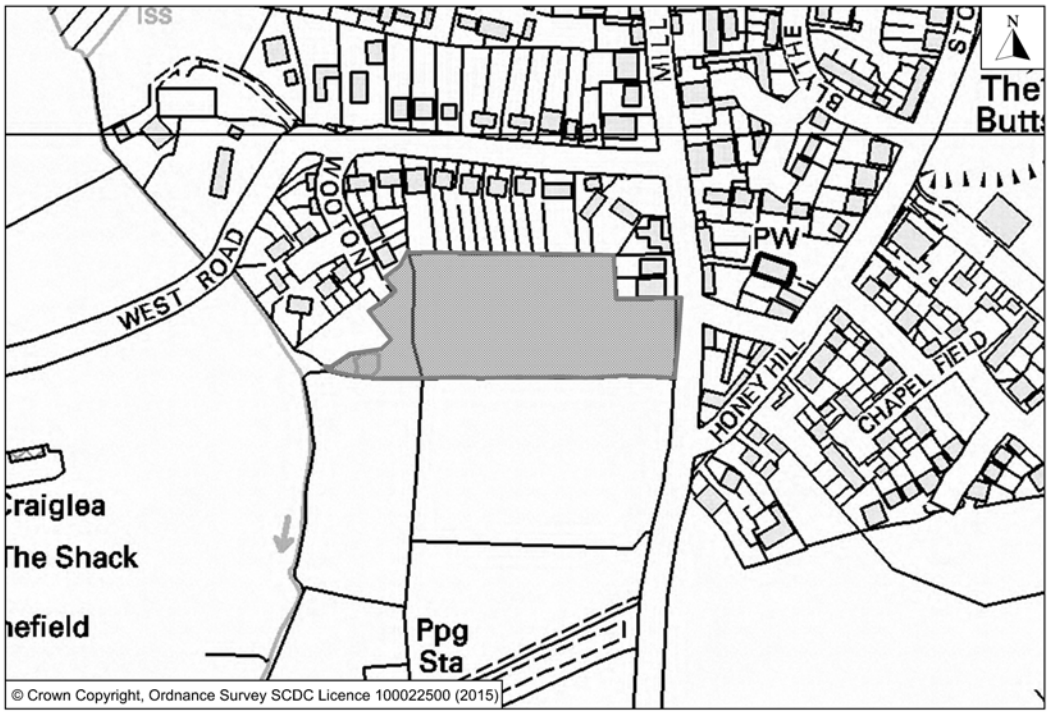
	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts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

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

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 970m ACF to Fulbourn High Street
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 794m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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,		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

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

	and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) / A = Within 800m (3) 223m ACF from the centre of the site to the nearest bus stop with Citi 1 service (Fulbourn, Teversham Road) FROM CAMBRIDGE. 755m ACF from the centre of the site to the nearest bus stop with Citi 1 service (Fulbourn, Windmill Lane) TO CAMBRIDGE.
Frequency of Public Transport			A = 30 minute frequency (3) Citi 1 - 30 Minute Service
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 47 Minutes from to Cambridge (Fulbourn, Windmill Lane to Cambridge, St Andrews Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 6.44km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,921m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
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): SC093	
Consultation Reference numbers: 34 (I&O 2012)	
Site name/address: Land at Mill Road, Gamlingay	
Map: 	
Site description: A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.	
Current use(s): Agriculture	
Proposed use(s): Residential development with public open space	
Site size (ha): South Cambridgeshire: 1.18 ha.	
Potential residential capacity: 24 dwellings (30 dph)	

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

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

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

	appropriate design and scale of development?		the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane. Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green 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. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. A number of Grade II Listed Buildings lie opposite on the eastern side of Mill Street. Adverse effects on settings of LBs along Mill Street and Honey Hill.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 314m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact

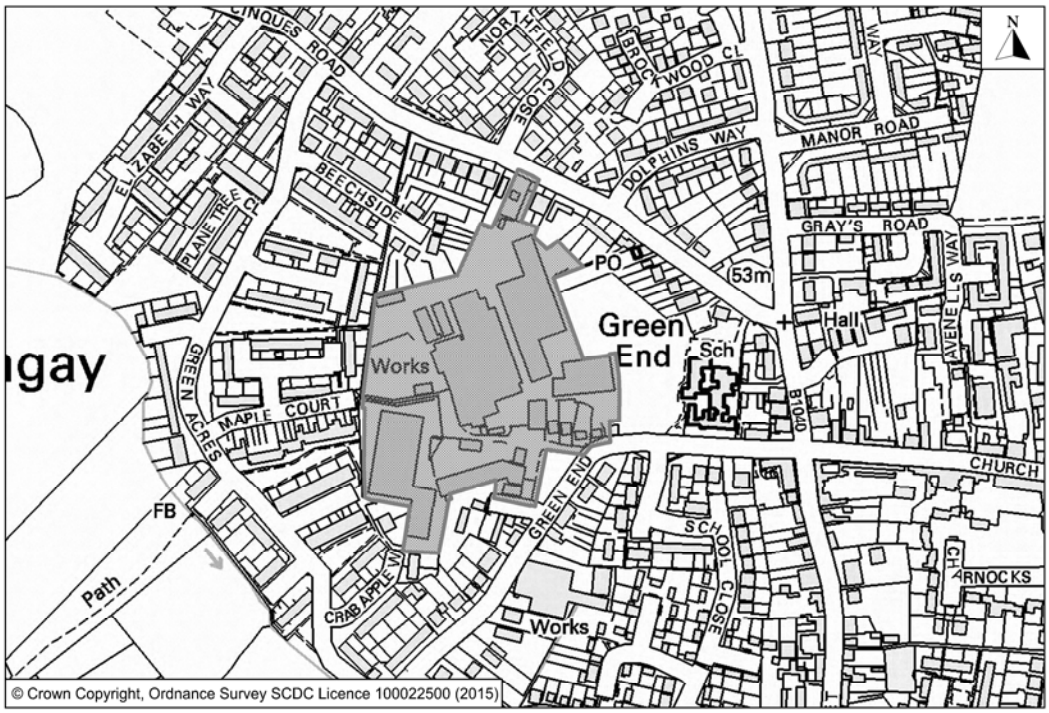
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 439m ACF from the centre of the site to a cross road location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

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 8.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 508m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Gamlingay Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public		RED = Service does not meet the requirements of a high quality public

	Transport (at edge of site)?		transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			GG = Within 400m (6) 373m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.84km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,643m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 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.

This page is intentionally left blank

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC117	
Consultation Reference numbers: 33 (I&O 2012)	
Site name/address: Green End Industrial Estate, Green End, Gamlingay	
Map:	



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

Current use(s): Industrial Estate.

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

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

Potential residential capacity: 92 dwellings (30 dph)

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

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

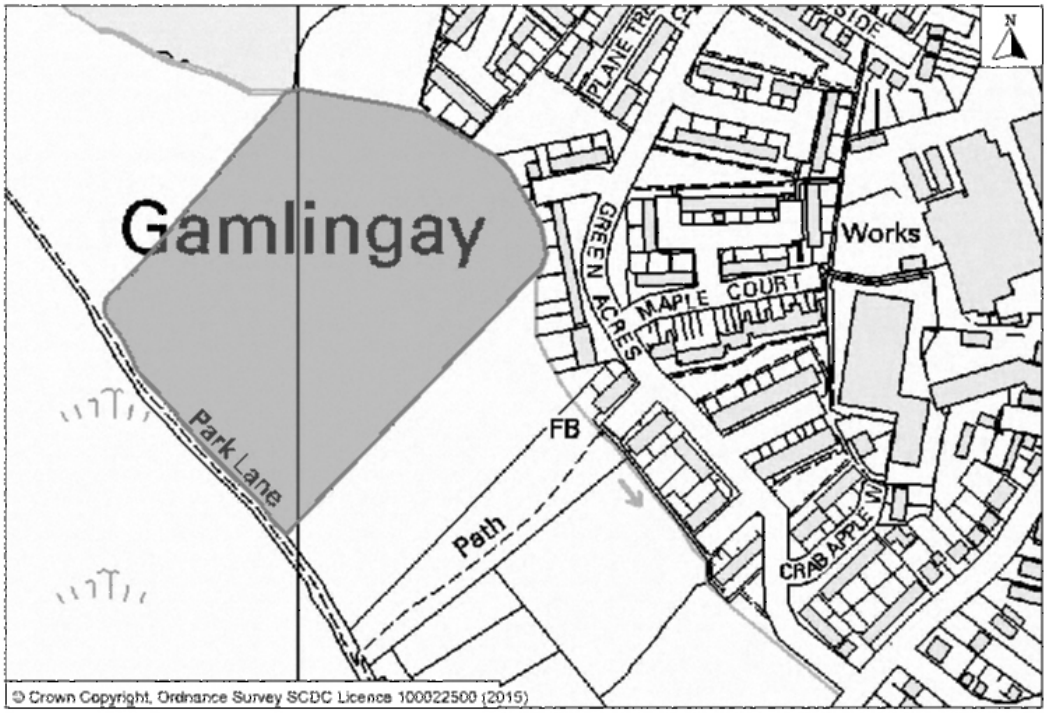
	conservation interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping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

	townscape character, including through appropriate design and scale of development?		The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Minor positive to Neutral impact on historic assets (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =4 00 - 800m 642m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact No effect on pitch or plot provision.

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 284m ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 650m ACF from centre of site to Medical Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		GREEN = No effect or would support the vitality and viability of existing centres.

	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 8.1km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Adjoins Primary School. Potential exists for part of the site to be used to enable any necessary expansion of the school.
Distance: Primary School	How far is the nearest primary school?		G = <400m 204m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Gamlingay Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High		RED = Service does not meet the

	Quality Public Transport (at edge of site)?		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) 218m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.87km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,720m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 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): SC168	
Consultation Reference numbers:	
Site name/address: Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	
Map: 	
Site description: Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.	
Current use(s): Agriculture	
Proposed use(s): Housing development for 120 dwellings	
Site size (ha): South Cambridgeshire: 4.64 ha	
Potential residential capacity: 104 dwellings (30 dph)	

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

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

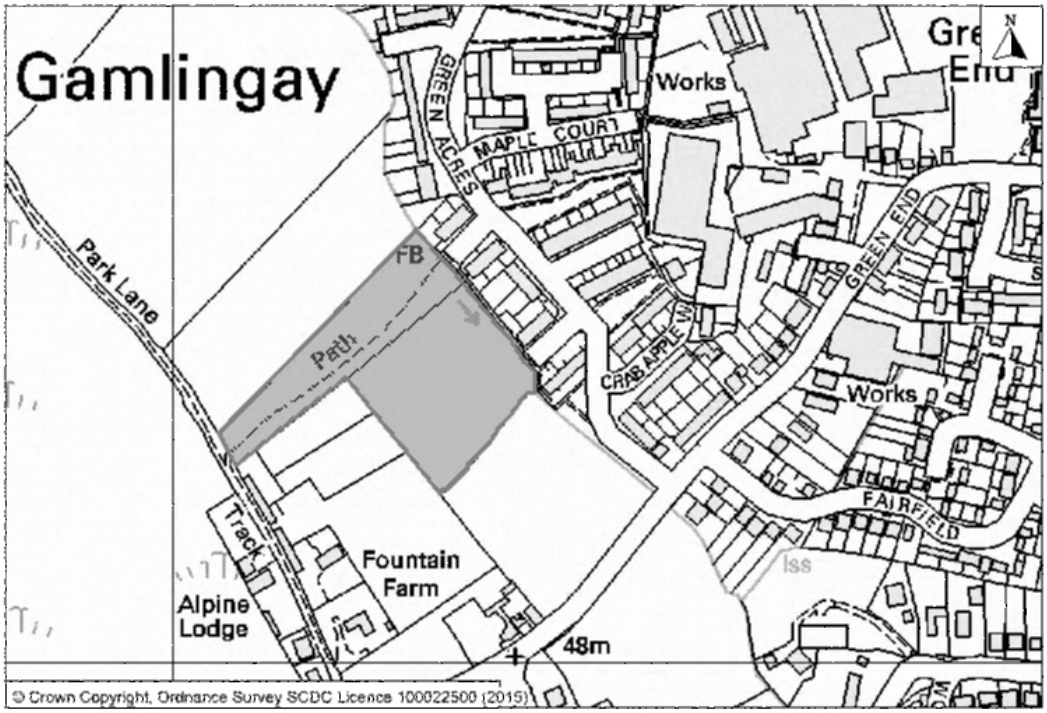
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would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

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

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 699m ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 975m ACF from centre of site to Medical Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.
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		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		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 8.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 629m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Gamlingay Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC170	
Consultation Reference numbers:	
Site name/address: Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	
Map: 	
Site description: A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.	
Current use(s): Agriculture	
Proposed use(s): Housing development for 48 dwellings	
Site size (ha): South Cambridgeshire: 1.88 ha.	
Potential residential capacity: 38 dwellings (30 dph net)	

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

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

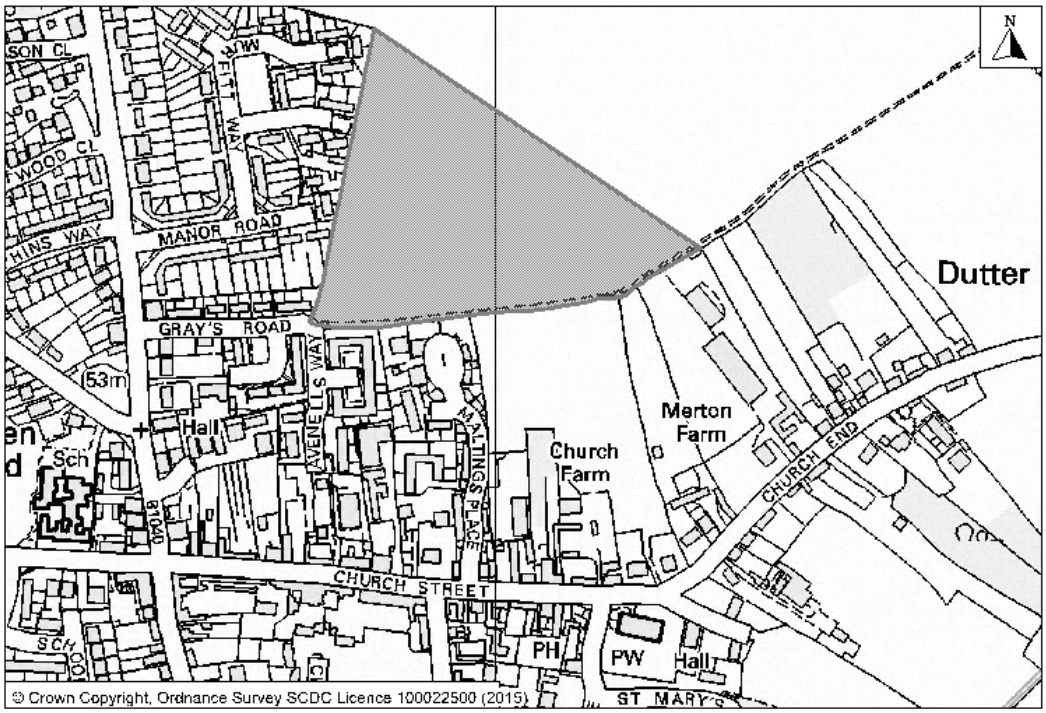
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or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

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

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

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

	four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 132m ACF from the centre of the site to the nearest bus stop (28 service).
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.54km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,386m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 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): SC171	
Consultation Reference numbers: 32 (I&O 2012)	
Site name/address: Land off Grays Road, Gamlingay	
Map: 	
Site description: Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.	
Current use(s): Agriculture	
Proposed use(s): Housing development for 130 dwellings	
Site size (ha): South Cambridgeshire: 4.32 ha.	
Potential residential capacity: 47 dwellings (30 dph net) (reflects the reduced site area to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012)	

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

	versatile agricultural land?		most versatile agricultural land (Grades 1 and 2). Small part to south east corner grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would		AMBER = Development would have a

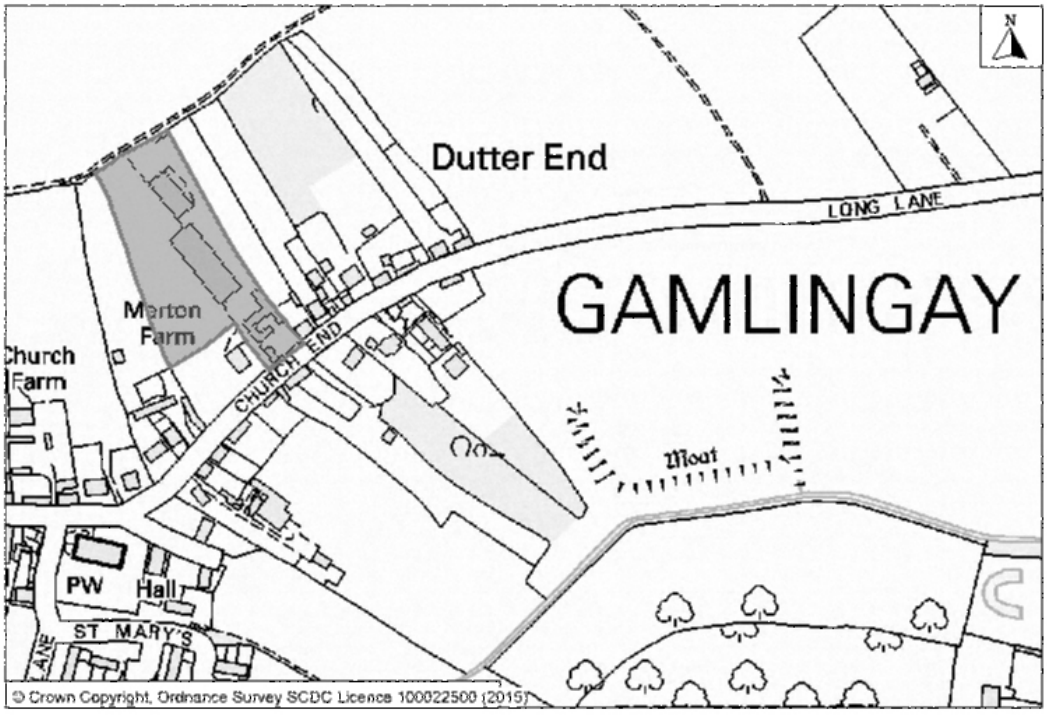
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		negative impact on existing features or network links but capable of appropriate mitigation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

			village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting. (Assessment updated to reflect the SHLAA, August 2013 assessment, no change to the score)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.

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

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

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			GG = Within 400m (6) 310m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.47km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,316m ACF from centre of the site to Sandy Station
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 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): SC172	
Consultation Reference numbers:	
Site name/address: Land rear of Merton Farm, Gamlingay	
Map: 	
Site description: The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.	
Current use(s): Agricultural buildings and yard	
Proposed use(s): Housing development for 36 dwellings	
Site size (ha): South Cambridgeshire: 1.24 ha.	
Potential residential capacity: 25 dwellings (30 dph net)	

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

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

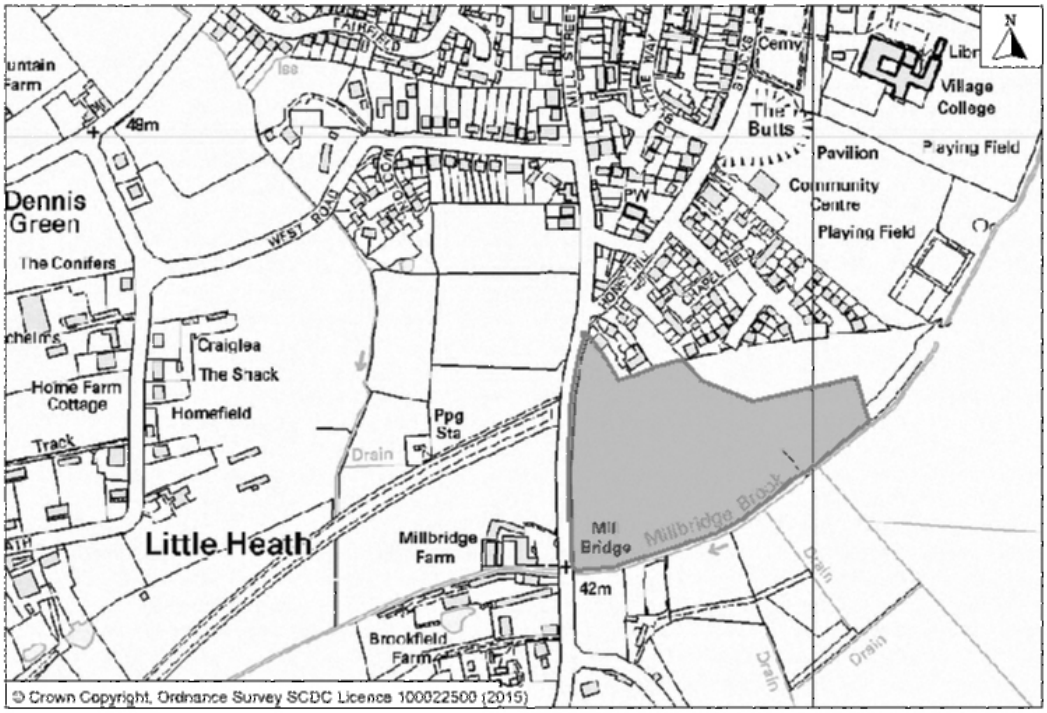
	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development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

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development of this site would have an adverse impact upon the townscape of Gamlingay through the introduction of backland residential development which would be contrary to the character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (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 Part within CA. Major adverse effect due to loss of historic farmbuildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 566m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.

Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 512m ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 654m ACF from centre of site to Medical Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area, and would constitute backland development in an area characterised by linear development..
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 7.6km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 557m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Gamlingay Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria. Total score of 12.
Distance: bus stop / rail station			G = Within 600m (4) 457m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.59km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,417m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC173	
Consultation Reference numbers:	
Site name/address: Land off Honey Hill, Gamlingay	
Map: 	
Site description: Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.	
Current use(s): Agriculture	
Proposed use(s): Housing development for 131 dwellings	
Site size (ha): South Cambridgeshire: 4.51 ha.	
Potential residential capacity: 101 dwellings (30 dph net)	

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

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

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

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

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

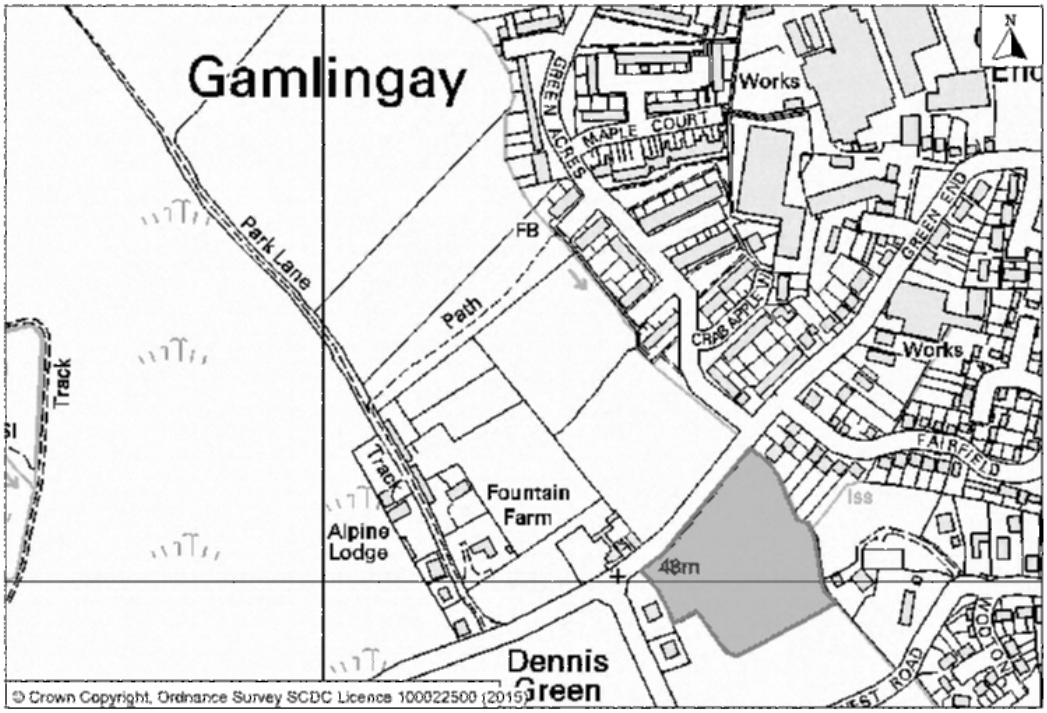
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 8.5km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 775m ACF from centre of site to Gamlingay County First School.
Distance:	How far is the		G = Within 1km (or site large enough to

Secondary School	nearest secondary school?		provide new) 0.5km ACF from centre of site to Gamlingay Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria Total score of 11.
Distance: bus stop / rail station			A = Within 800m (3) 693m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.96km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,734m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network 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): SC174	
Consultation Reference numbers:	
Site name/address: Land off Green End, Gamlingay	

Map:



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

Current use(s): Grazing

Proposed use(s): Housing development

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

Potential residential capacity: 31 dwellings (30 dph net)

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

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

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

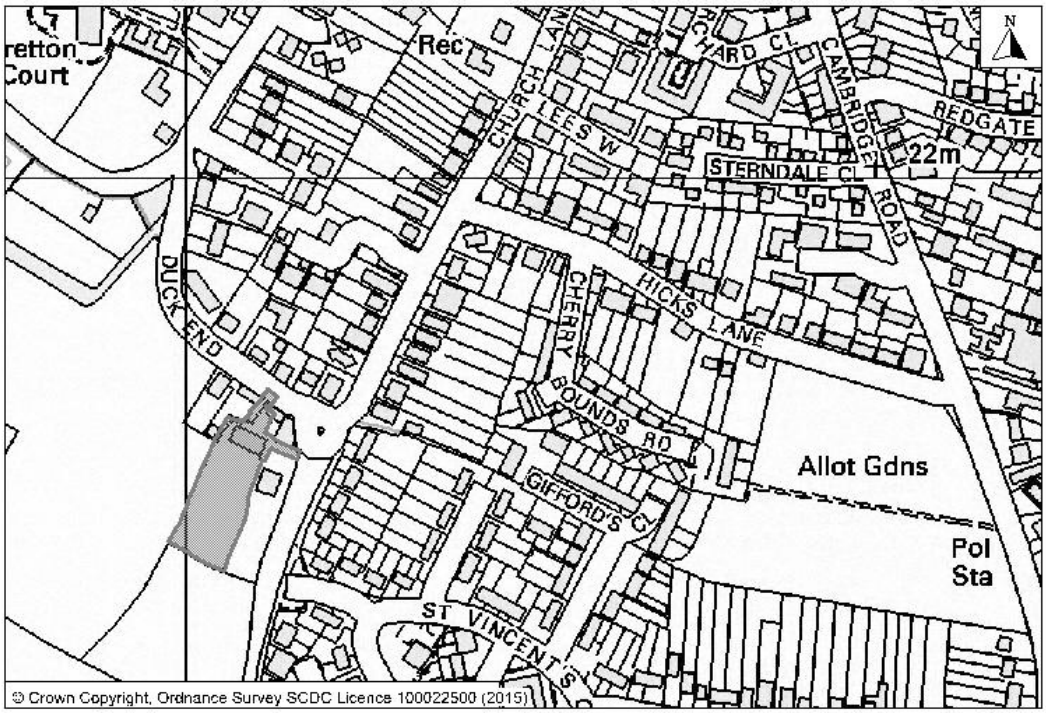
	townscape character, including through appropriate design and scale of development?		conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the townscape by the loss of separation between the hamlets of Dennis Green and Green End.
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). Adjoining cottage at 1 Dennis Green Listed Grade II. Adverse effect due to loss of significant open countryside and separation between hamlet of Dennis Green from Green End. Major adverse effect on setting, with loss of rural context and green backdrop. Loss of former village green (Dennis Green).
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact No effect on pitch or plot provision.

	Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 477m ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 551m ACF from centre of site to Medical Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.
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		GREEN = No effect or would support the vitality and viability of existing centres

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC 018	
Consultation Reference numbers:	
Site name/address: Town End, Duck End, Girton	
Map:	



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

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

Current use(s): Agricultural

Proposed use(s): 10+ dwellings

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

Potential residential capacity: 8 dwellings (30 dph)

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 The site is within the AQMA. 396m ACF from edge of site to A14. 511m 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)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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

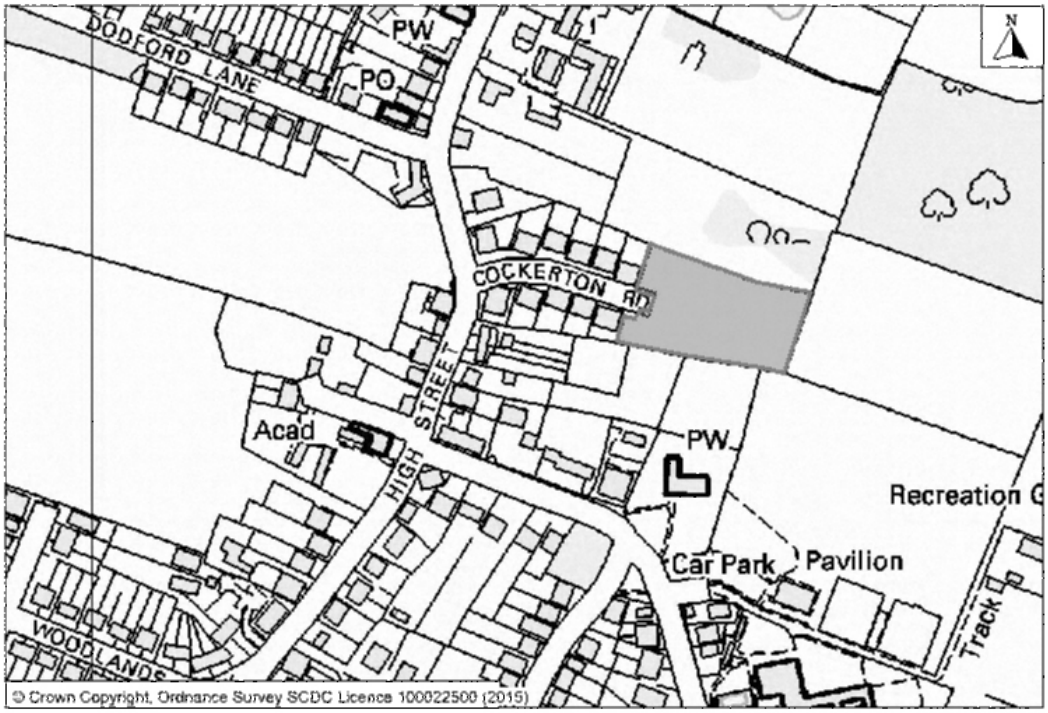
	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species,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

			edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Significant adverse impact on Green Belt purposes and functions - will erode the buffer that currently exists between the edge of the village and Huntingdon Road, small scale and intimate character of Duck End.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Access between two Grade II cottages in need of upgrade. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Girton Recreation Ground.

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

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

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station			G = Within 600m (4) 4,61m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.40km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,156m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Access can only be achieved between two Listed Buildings.
Non-Car 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): SC143	
Consultation Reference numbers: 40 (I&O 2012)	
Site name/address: Land at Cockerton Road, Girton	
Map: 	
Site description: This small site is situated east of Cockerton Road on the north eastern side of Girton. The site adjoins a residential cul-de-sac off the High Street and is surrounded on the northern and eastern sides by semi-enclosed countryside. To the south are residential gardens, the village church with graveyard, and school playing fields lie further to the south east. The site is a small paddock, open to the adjoining residential development, but enclosed on its outer edges by dense hedgerow.	
Current use(s): Paddock	
Proposed use(s): Approximately 10 dwellings	
Site size (ha): South Cambridgeshire: 0.63 ha.	
Potential residential capacity: 13 dwellings (30 dph)	

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

	best and most 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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 540m ACF from edge of site to AQMA. 965m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality 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		GREEN = Does not contain, is not adjacent to designated for nature conservation or

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

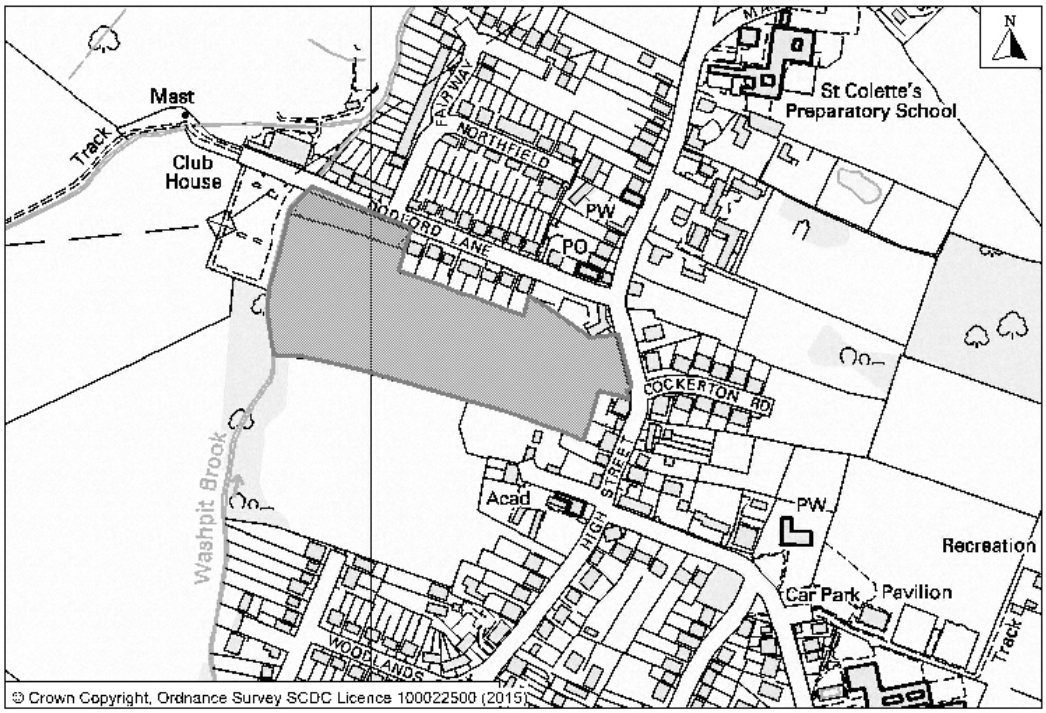
			character and provides an important part of the setting of the historic core of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character,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

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

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 267m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station			GG = Within 400m (6) 152m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.70km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,417m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

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



Site description: This large site is situated south of Dodford Lane and west of the High Street on the north western side of Girton. Residential properties and a public house adjoin most of the northern edge of the site, with further residential properties to the south. The eastern boundary is open to the High Street, with a low level metal fence. To the west lies Washpit Brook, defined with an area of vegetation separating the site from a car park for the golf club and larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow.
Current use(s): Agricultural
Proposed use(s): Approximately 50 dwellings
Site size (ha): South Cambridgeshire: 3.50 ha.
Potential residential capacity: 2 dwellings (30 dph)

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

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

			development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
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). Group of protected trees lies approximately 15m on the opposite side of the High Street.
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 Group of protected trees lies approximately 15m on the opposite side of the High Street
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of

			mitigation) - it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village may be difficult to achieve.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.

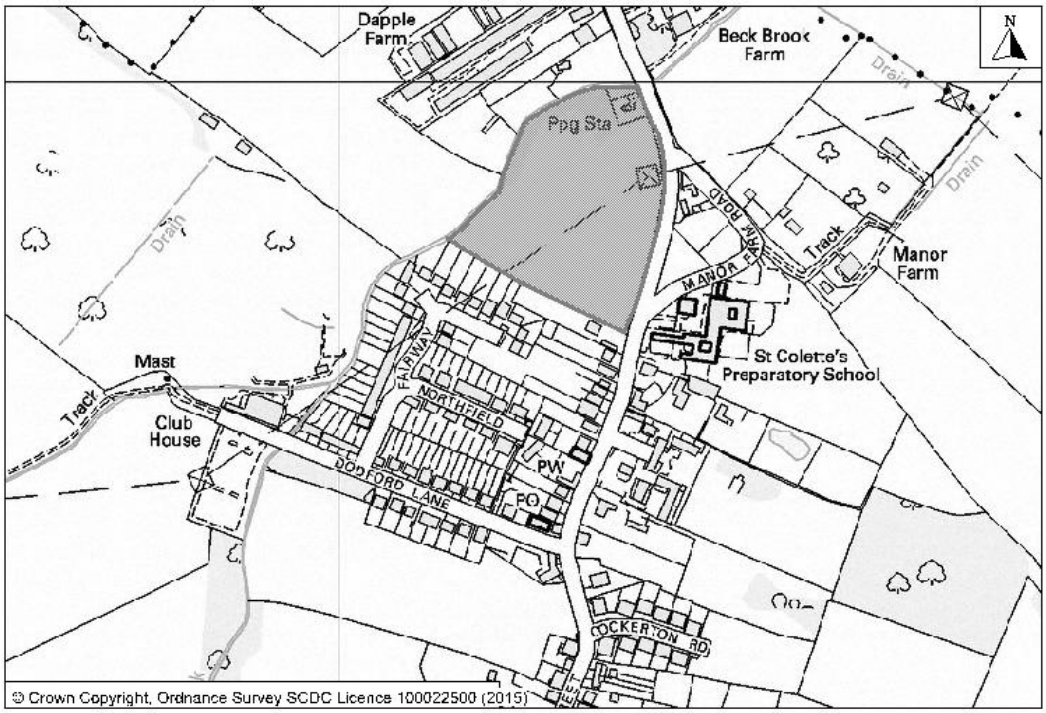
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. However approximately 1/3 of western edge of the site is within Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 429m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 341m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,019m ACF from centre of site to The Surgery, Girton.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

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

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

	station?		Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities. .

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC 177	
Consultation Reference numbers:	
Site name/address: Land off Oakington Road, Girton	
Map:	



Site description: This large site is situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton. It adjoins residential properties to the south. Farm and commercial units lie in a complex to the north. Isolated residential properties and a further farm lie to the east, together with St Colette's Preparatory School and Gretton Special Needs School. A golf course lies beyond Beck Brook to the west. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow. There is a pumping station in the northernmost part of the site.
Current use(s): Hay field
Proposed use(s): 50+ dwellings with public open space
Site size (ha): South Cambridgeshire: 3.12 ha.
Potential residential capacity: 47 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 804m ACF from edge of site to AQMA.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. Possible noise and malodour from Dapple and Manor Farm as proposals would be closer than existing residential, but no history of complaints.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		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).

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

	and scale of development?		from the north. (UPDATE to reflect impact identified in SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Grade II Listed Building to south east. Archaeological potential.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.1/2 site in Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 610m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or	How far is the site from the nearest		A = 400 - 800m

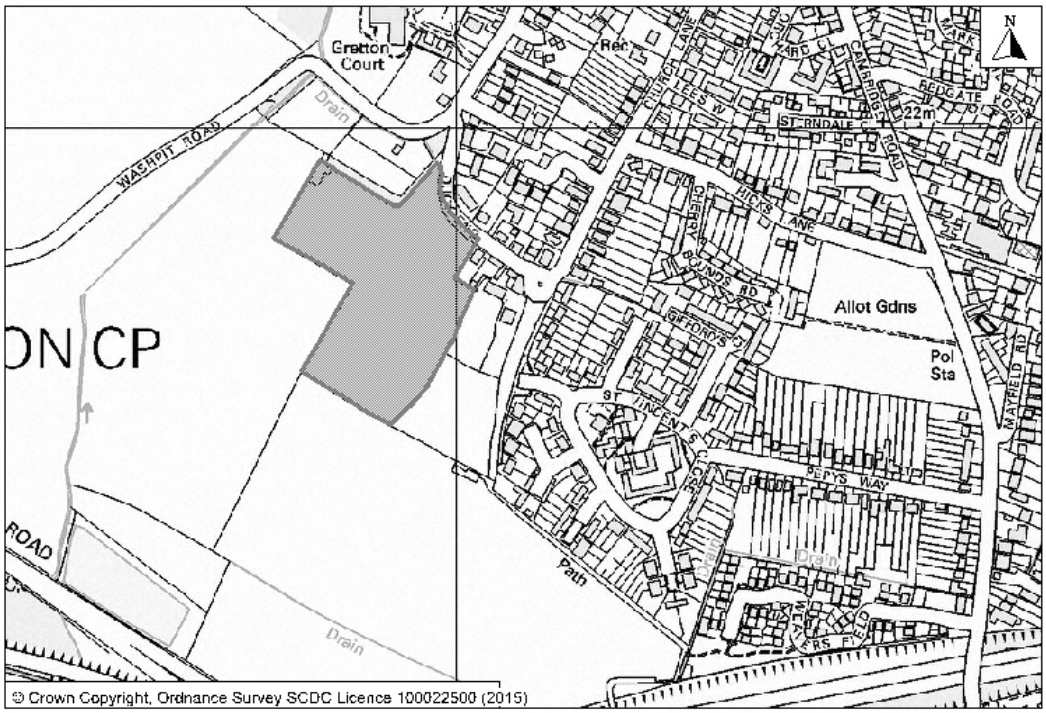
Local Centre	District or Local centre?		560m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is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

Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 729m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.3km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport,		DARK GREEN = Score 19-25 Total score of 20.

	and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 126m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.16km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,865m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC 203	
Consultation Reference numbers:	
Site name/address: Land off Duck End, Girton	

Map:



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 51 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 The majority of the site is within the AQMA. 329m ACF from edge of site to A14. 430m 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)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		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).

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

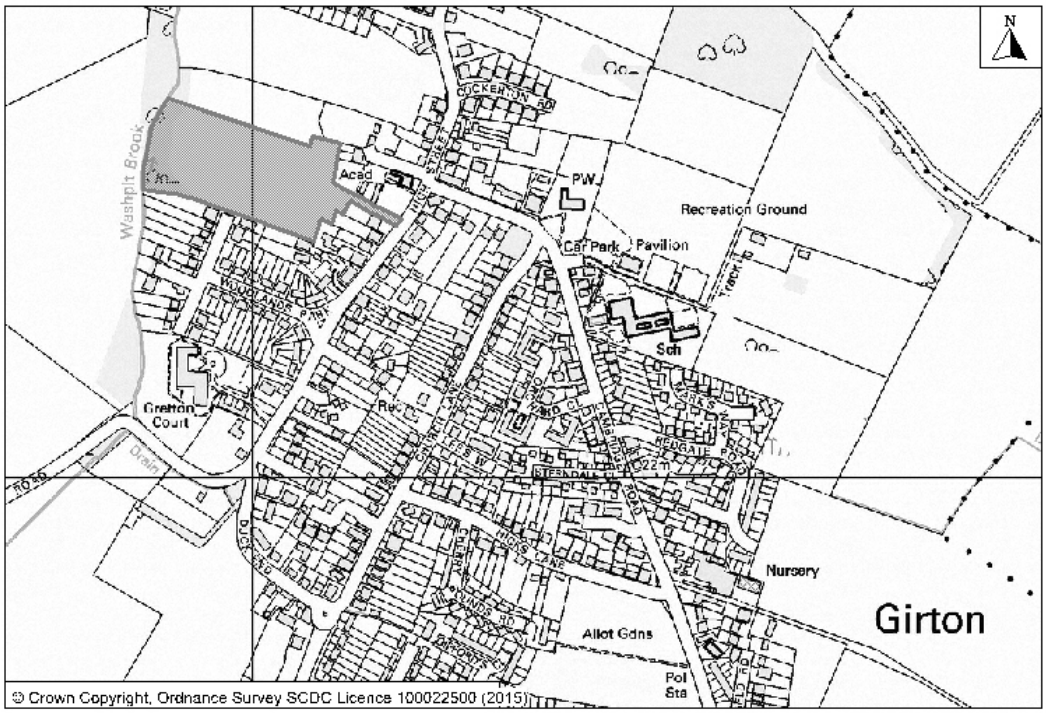
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development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

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

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 640m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.9km ACF from centre of site to Impington Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station			G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,236m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns with regards to the intensification of Wash Pit Road.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Settlement**
Site reference number(s): SC 240	
Consultation Reference numbers:	
Site name/address: Land at Littleton House, High Street, Girton	
Map:	



Site description: This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.
Current use(s): Agricultural
Proposed use(s): Approximately 80 dwellings
Site size (ha): South Cambridgeshire: 2.58 ha.
Potential residential capacity: 50 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 293m ACF from edge of site to AQMA . 847m ACF from edge of site to A14. 944m 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)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Potential for minor benefits through remediation of minor contamination - Sewage filter beds on site
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

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

			with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Builidng and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within

			Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 407m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 318m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 906m ACF from centre of site to The Surgery, Girton.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

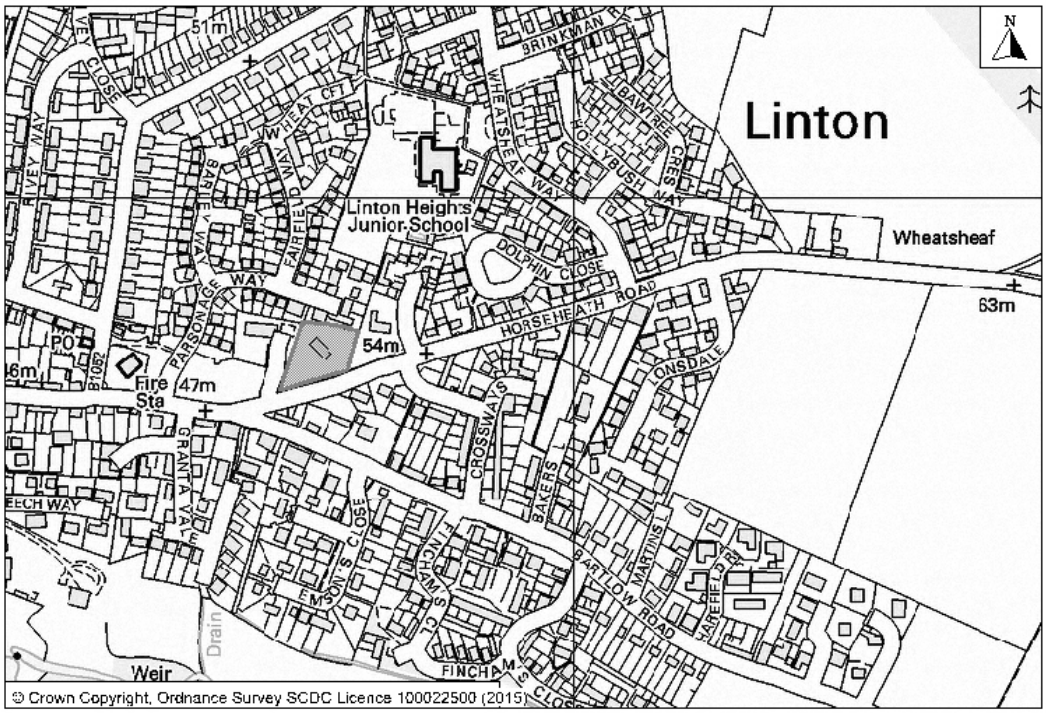
with Existing Communities	development on the site integrate with existing communities?		with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately

			addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 480m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.6km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station			GG = Within 400m (6) 230m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.85km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,589m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC015	
Consultation Reference numbers:	
Site name/address: 1 Horseheath Road, Linton	

Map:



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

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

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

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

Current use(s): House and Garden

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

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

Potential residential capacity: 6 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL

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

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

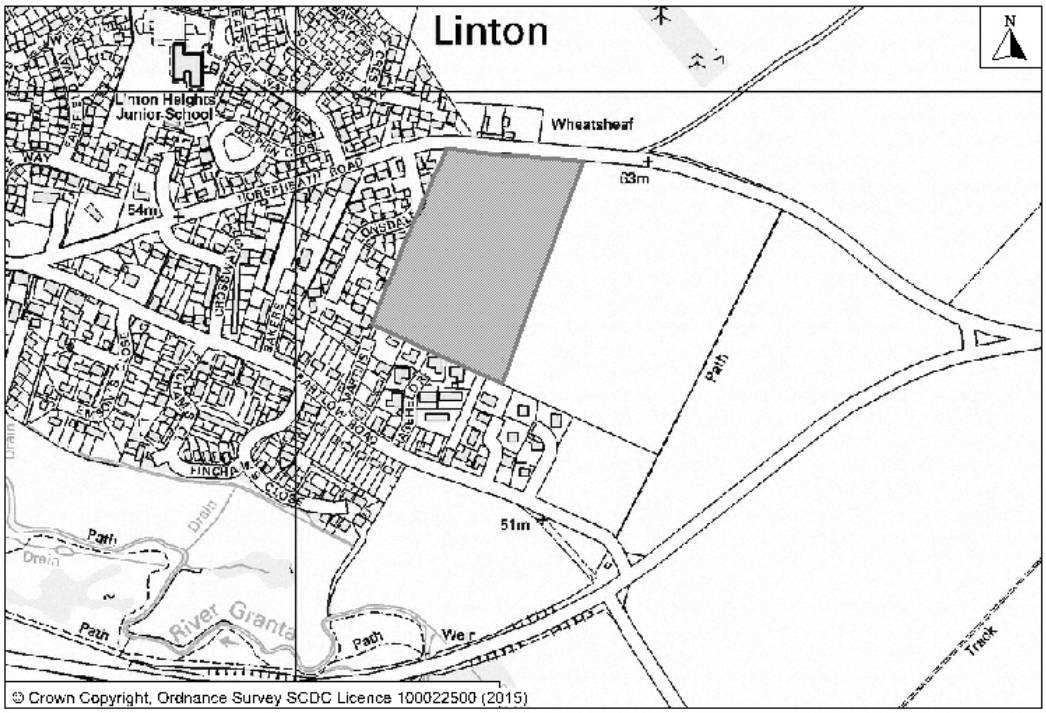
	diversity and distinctiveness of landscape character?		local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures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

	space?		Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,051m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 368m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 467m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing 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	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, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 207m ACF from centre of site to Linton Heights Junior School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Linton Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 160m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC032	
Consultation Reference numbers:	
Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	
Map:	



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field. It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.
Current use(s): Agricultural
Proposed use(s): 160 dwellings
Site size (ha): South Cambridgeshire: 3.96 ha.
Potential residential capacity: 89 dwellings (30 dph)

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

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

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

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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). Prominent site on approach to modern part of village. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,449m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact No effect on pitch or plot provision.

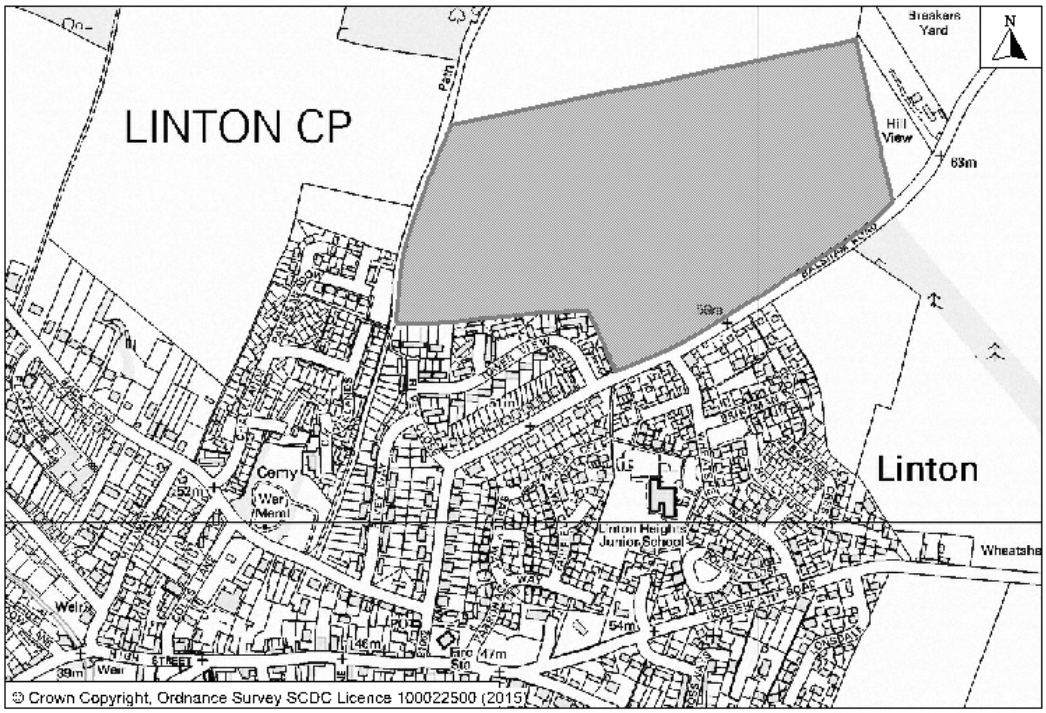
	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 813m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 916m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		GREEN = No effect or would support the vitality and viability of existing centres.

	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 272m ACF from the centre of the site to the nearest bus stop (13/A/B/X13).
Frequency of Public Transport			A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.91km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,782m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. UPDATE: Score changed from Green to Red to reflect Highways Authority's concerns with regards to the accident record of the A1307.
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): SC101	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	

Map:



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

The site itself consists of an arable field.

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

Current use(s): Agricultural

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

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

Potential residential capacity: 272 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL

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

	enhance the quality of the water environment?		Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

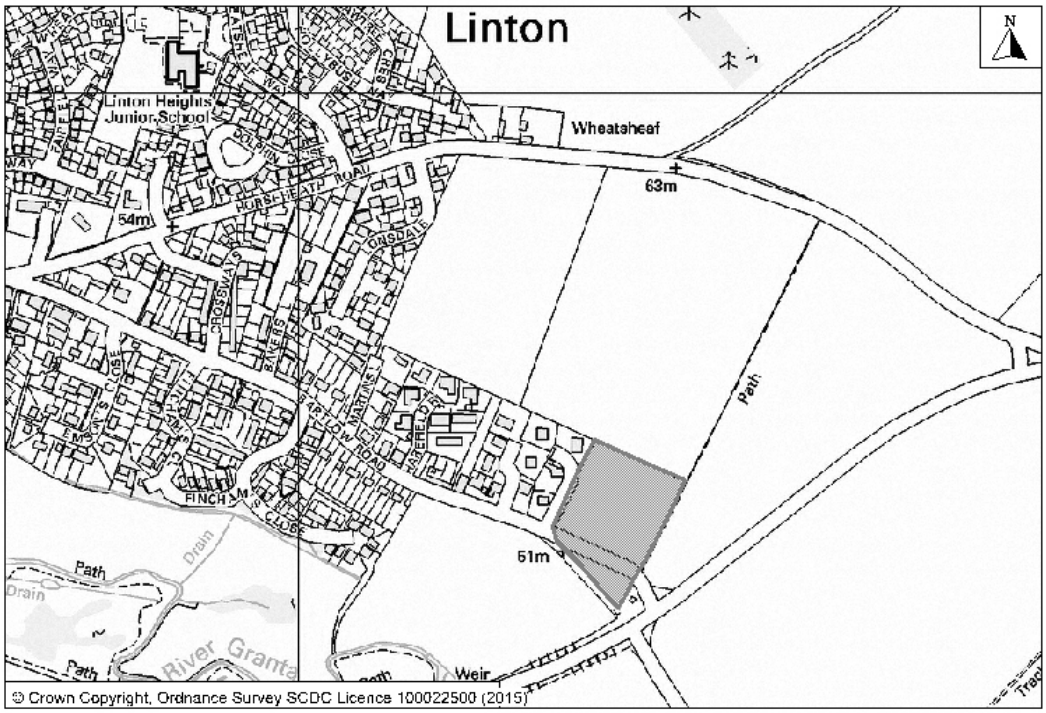
			No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Limited scope to integrate a much smaller part of the site, closest to the road frontage.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.3km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

			more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 404m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station			A = Within 800m (3) 668m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 8,433m ACF from centre of the site to

	station?		Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC102	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (Bartlow Road), Linton	

Map:



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

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

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

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

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space
(Combined total for two submitted sites – Site 101)

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

Potential residential capacity: 29 dwellings (30 dph)

LAND			
PDL	Would development make		RED = Not on PDL

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

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

	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade ll*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

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

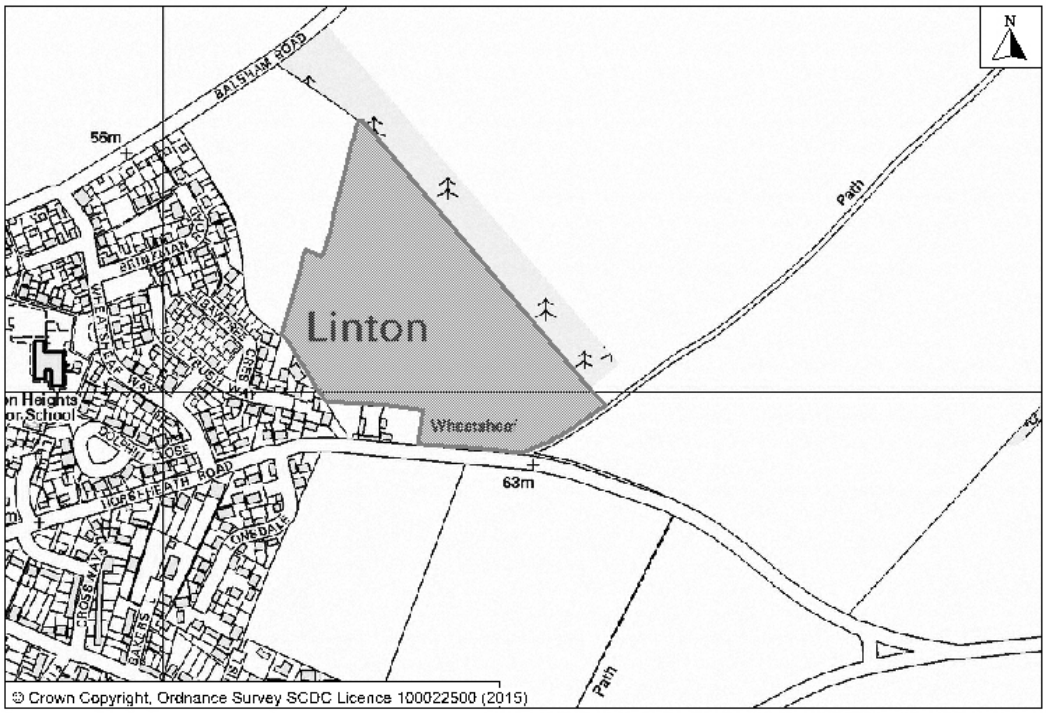
	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No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

School	school?		1.7km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network		AMBER = No impacts

	safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC103	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton	

Map:



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

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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 147 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL

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

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

			part of the rolling countryside looking towards Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. 'Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade ll listed. Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

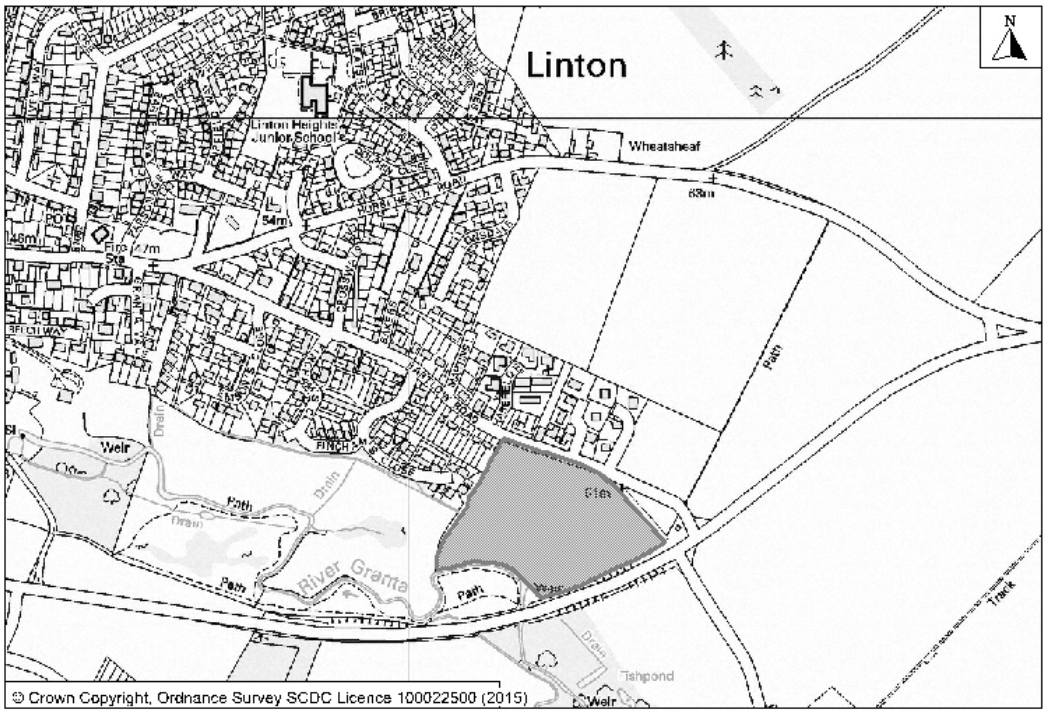
	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,559m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 930m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,007m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.
ECONOMY			
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, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.8km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 416m ACF from centre of site to Linton Heights Junior School

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC104	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton – South of Bartlow Road.	
Map:	



Site description: The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site. The site is an arable field sloping down into the valley of the river towards the A1307. The site is adjacent to Site 102 and part of a larger site 120.
Current use(s): Agricultural
Proposed use(s): Approximately 45-70 dwellings with open space
Site size (ha): South Cambridgeshire: 3.68ha.
Potential residential capacity: 83 dwellings (30 dph)

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

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

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

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. (Update to reflect significant impact identified in SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade ll*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -

			drainage issues capable of being appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

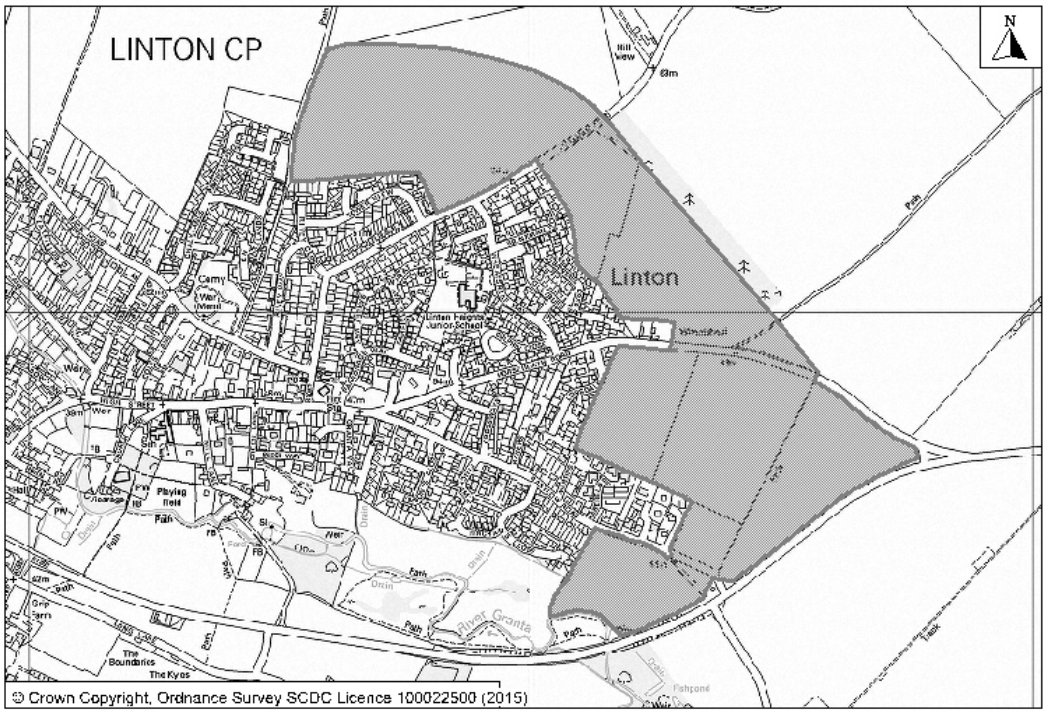
with Existing Communities	development on the site integrate with existing communities?		with existing communities Scope to integrate part of the site nearest the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but

			significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 646m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.6km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 93m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.60km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,786m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated.

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

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

Map:



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

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

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

Current use(s): Agriculture

Proposed use(s): Residential and open space

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

Potential residential capacity: 691 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on		GREEN = Site not within or adjacent to an area with a history of contamination

	the site?		
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

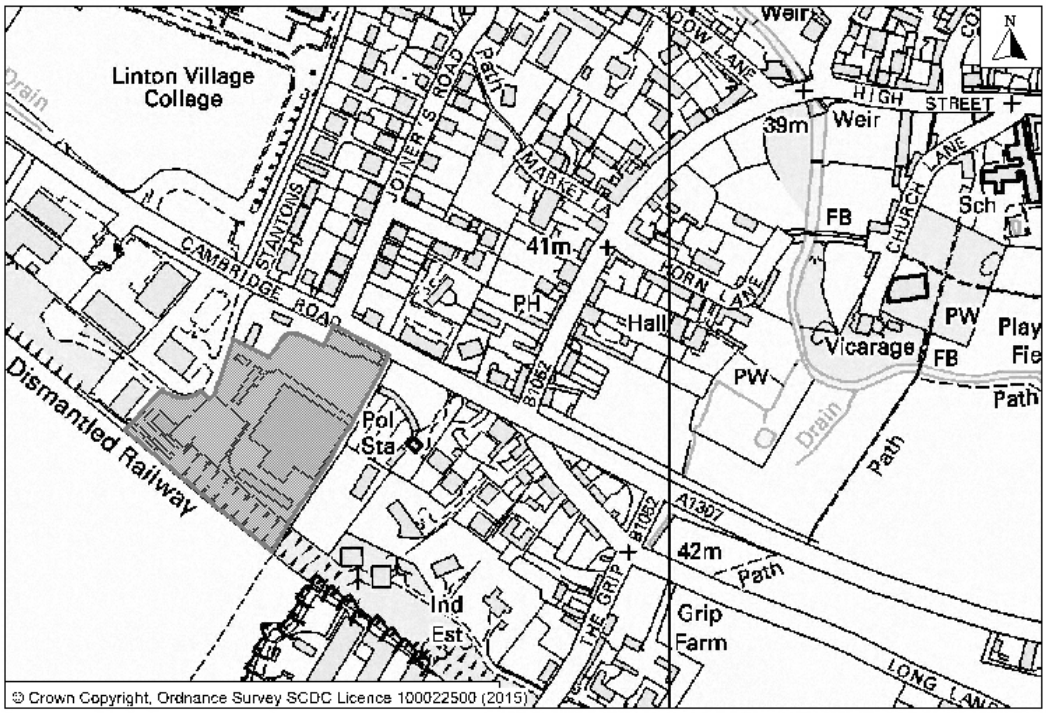
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.

			(Update to reflect significant impact identified in SHLAA)
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,608m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 954m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,041m ACF from centre of site to Linton Health Centre.

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

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 461m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 473m ACF from the centre of the site to the

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC152	
Consultation Reference numbers: 29 (I&O 2012)	
Site name/address: Land east of Station Road.	
Map: 	
Site description: The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line. There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use. West of the warehouse are three single storey buildings – one vacant and two in commercial use.	
Current use(s): Employment and vacant land	
Proposed use(s): Housing – approximately 50 dwellings.	
Site size (ha): South Cambridgeshire: 1.78 ha.	
Potential residential capacity: 36 dwellings (30 dph)	

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) This site has an old railway line running through it and also an area of previous industrial/commercial land and therefore

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

	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of site could provide an opportunity for improved landscaping of site.
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) - Could provide opportunity to improve setting of adjoining listed building.
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) – important part of the setting of a Listed buildings adjoining the site. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 474m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 762m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 703m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.

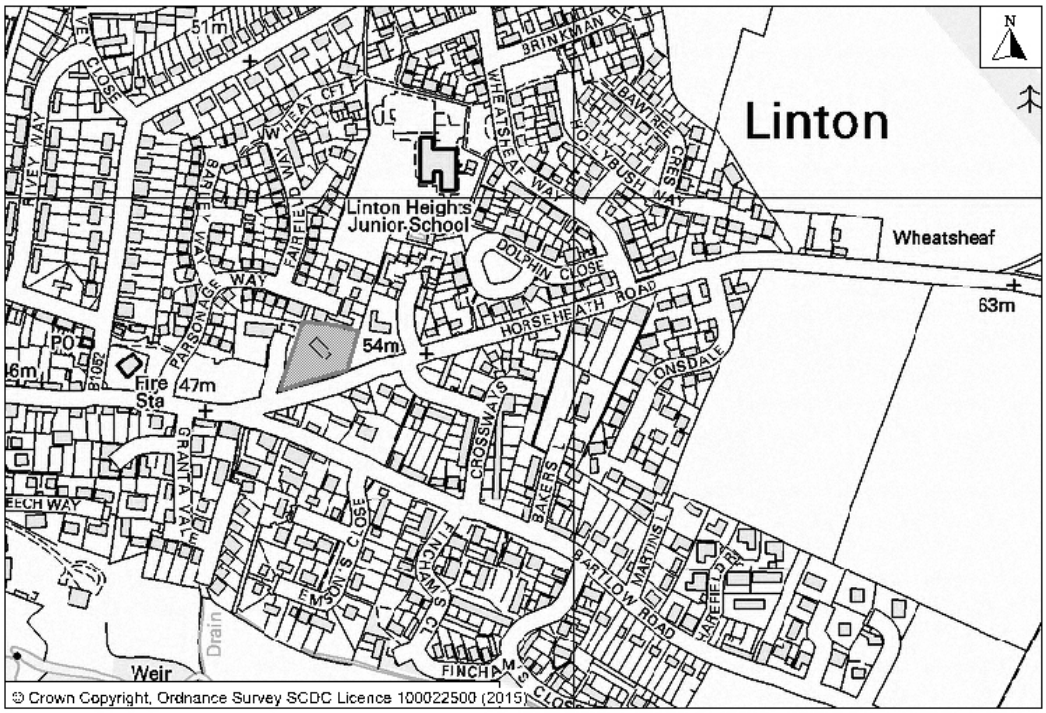
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the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

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC015	
Consultation Reference numbers:	
Site name/address: 1 Horseheath Road, Linton	

Map:



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

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

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

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

Current use(s): House and Garden

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

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

Potential residential capacity: 6 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL

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

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

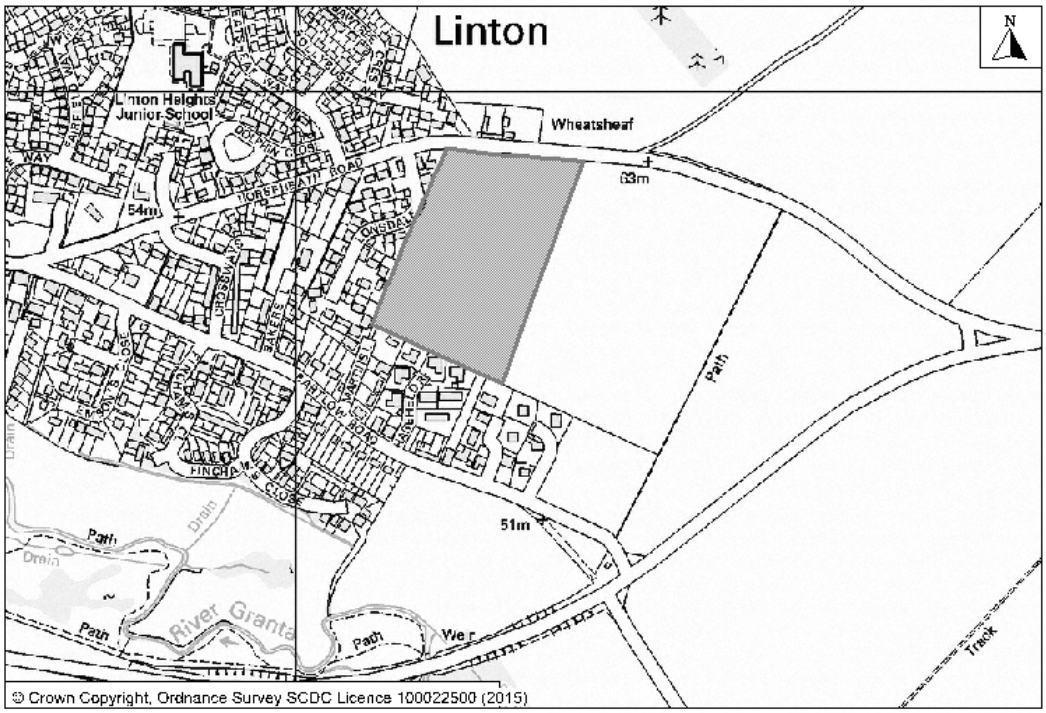
	diversity and distinctiveness of landscape character?		local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures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

	space?		Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,051m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 368m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 467m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing 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	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, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 207m ACF from centre of site to Linton Heights Junior School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.1km ACF from centre of site to Linton Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 160m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC032	
Consultation Reference numbers:	
Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	
Map:	



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field. It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.
Current use(s): Agricultural
Proposed use(s): 160 dwellings
Site size (ha): South Cambridgeshire: 3.96 ha.
Potential residential capacity: 89 dwellings (30 dph)

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

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

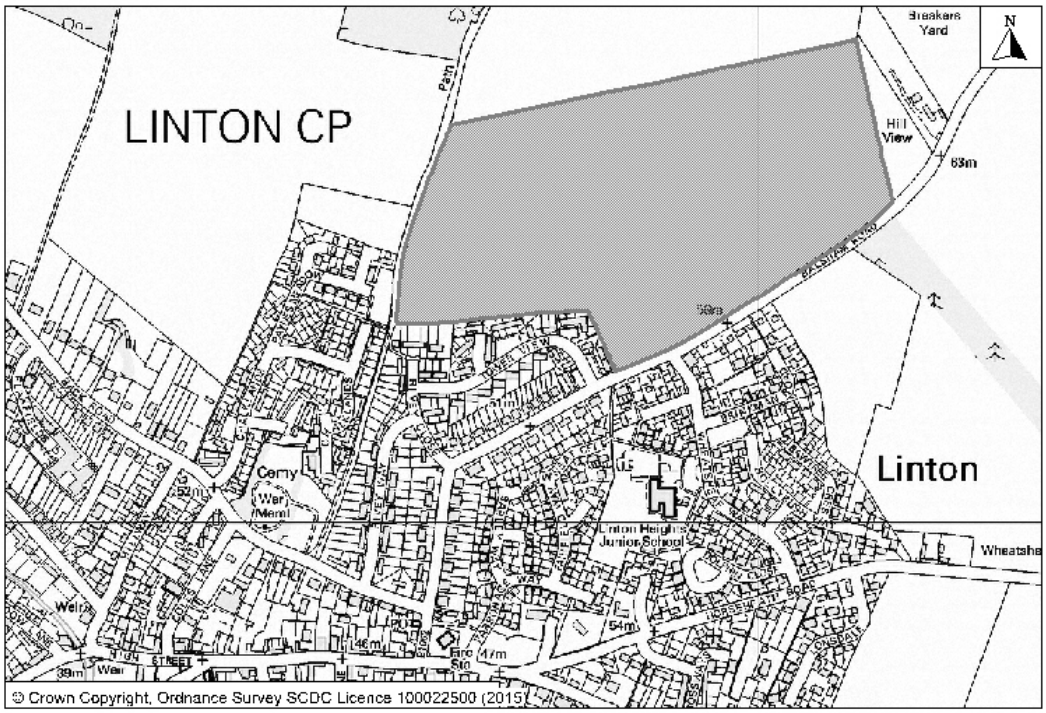
	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation,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

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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). Prominent site on approach to modern part of village. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,449m ACF from centre of the site to Sawston Recreation Ground.
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 Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 813m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 916m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		GREEN = No effect or would support the vitality and viability of existing centres.

	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 272m ACF from the centre of the site to the nearest bus stop (13/A/B/X13).
Frequency of Public Transport			A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.91km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,782m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. UPDATE: Score changed from Green to Red to reflect Highways Authority's concerns with regards to the accident record of the A1307.
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): SC101	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	
Map: 	
Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards. The site itself consists of an arable field. Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.	
Current use(s): Agricultural	
Proposed use(s): Approximately 235-350 dwellings with public open space	
Site size (ha): South Cambridgeshire: 18.16 ha.	
Potential residential capacity: 272 dwellings (30 dph)	

LAND			
PDL	Would		RED = Not on PDL

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

	enhance the quality of the water environment?		Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

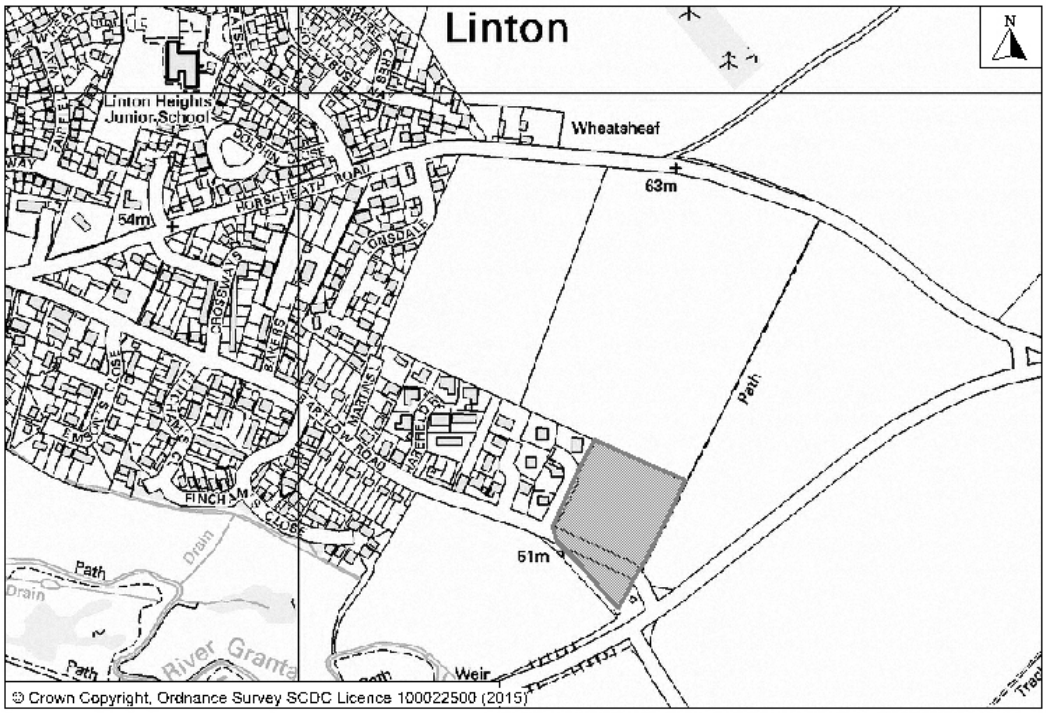
			No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Limited scope to integrate a much smaller part of the site, closest to the road frontage.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.3km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

			more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 404m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.3km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station			A = Within 800m (3) 668m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 8,433m ACF from centre of the site to

	station?		Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC102	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (Bartlow Road), Linton	

Map:



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

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

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

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

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space
(Combined total for two submitted sites – Site 101)

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

Potential residential capacity: 29 dwellings (30 dph)

LAND			
PDL	Would development make		RED = Not on PDL

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

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

	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade ll*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

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

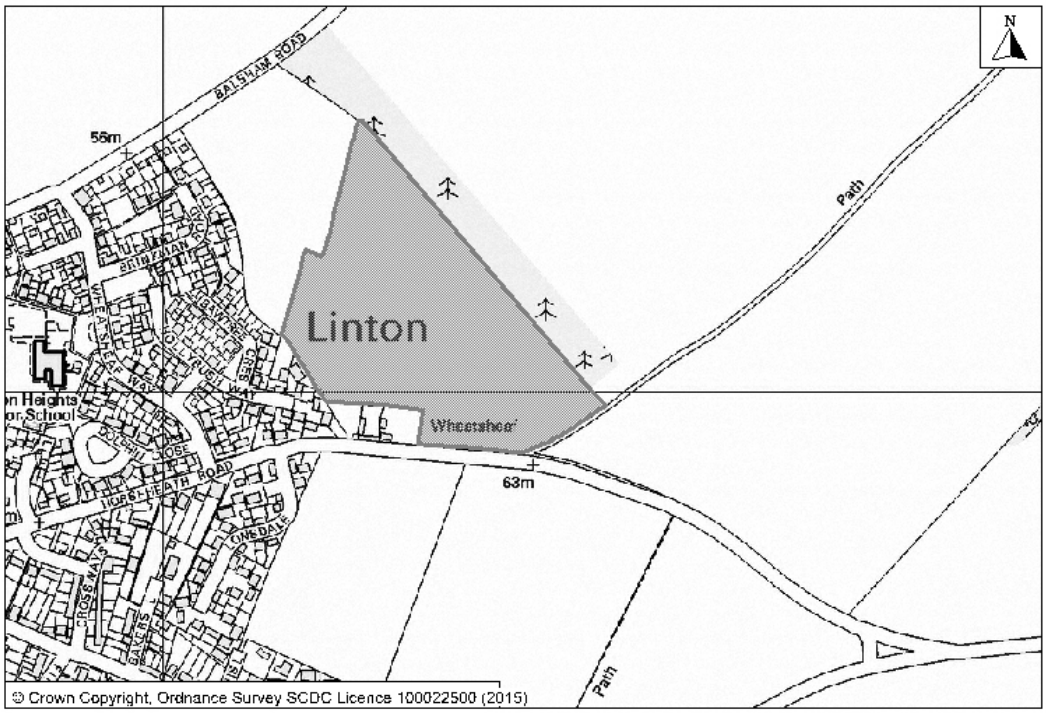
	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No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

School	school?		1.7km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network		AMBER = No impacts

	safer for public transport, walking or cycling facilities?		

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC103	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton	

Map:



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

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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 147 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL

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

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

			part of the rolling countryside looking towards Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. 'Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade ll listed. Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

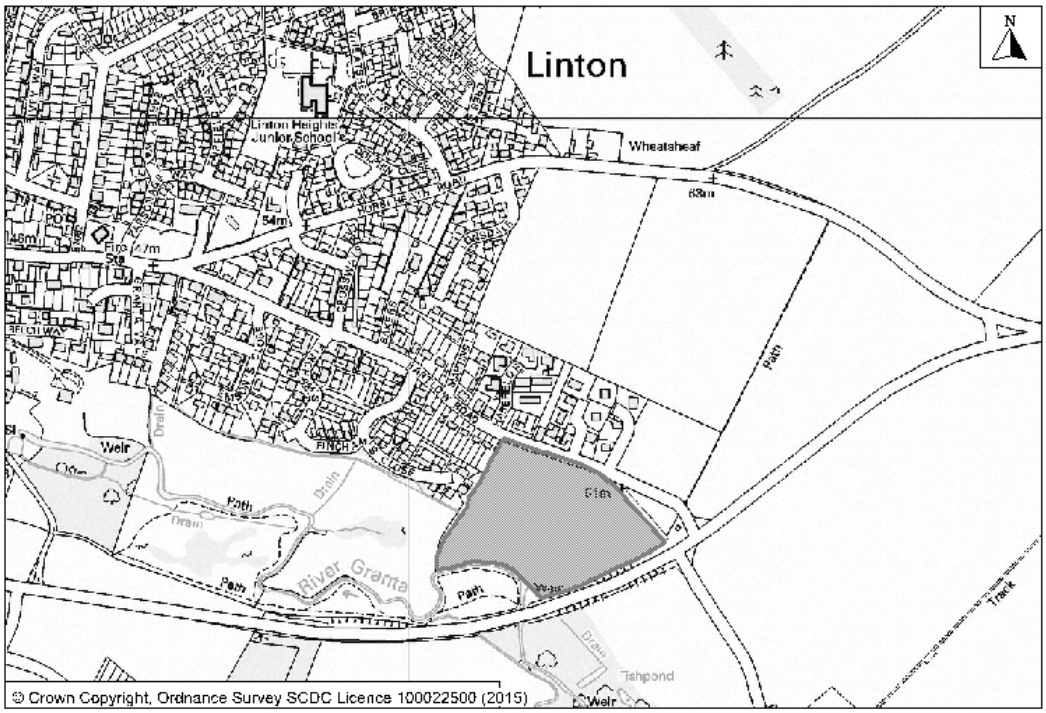
	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,559m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 930m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,007m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.
ECONOMY			
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, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.8km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 416m ACF from centre of site to Linton Heights Junior School

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC104	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton – South of Bartlow Road.	
Map:	



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

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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 83 dwellings (30 dph)

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

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

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

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade ll*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 - drainage issues capable of being

			appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing	How well would the development on		AMBER = Adequate scope for integration with existing communities

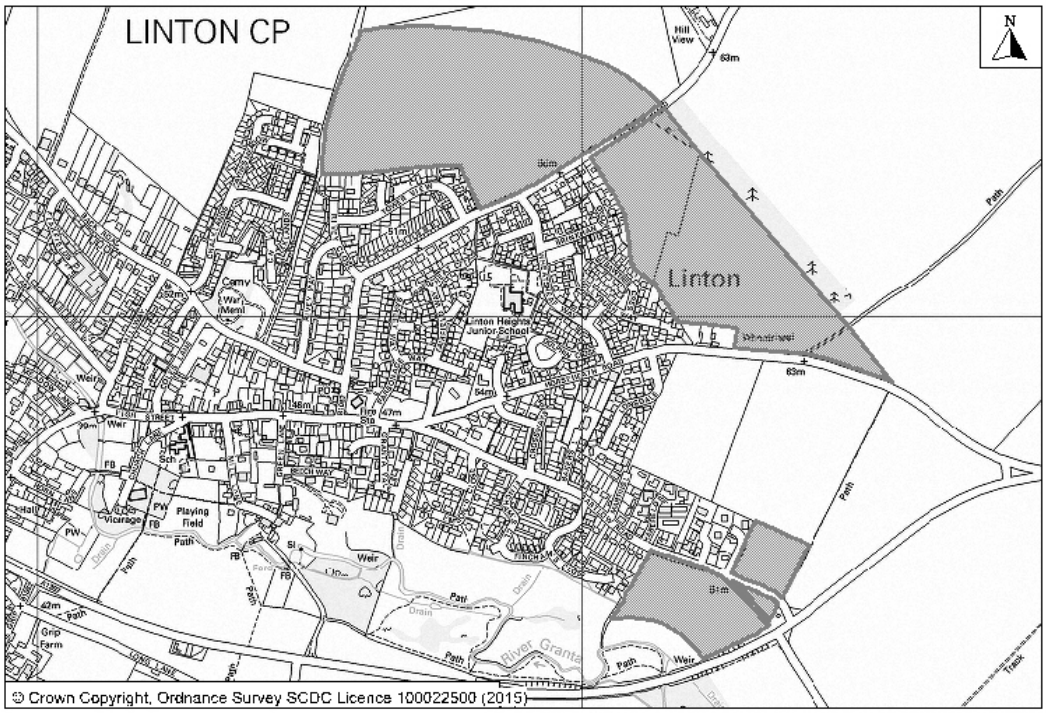
Communities	the site integrate with existing communities?		Scope to integrate part of the site nearest the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately

			addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 646m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.6km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 93m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.60km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,786m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC318	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton	

Map:



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

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

Note: Previously submitted as part of larger SHLAA site 120.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 27.95 ha.

Potential residential capacity: 420 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation

	enhance the quality of the water environment?		Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. (Update to reflect significant impact identified in SHLAA)
CLIMATE CHANGE			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Majority of very large site is in Flood Zone 1 with a very small part within Flood Zones 2 and 3 however no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,673m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 867m from nearest centre ACF (Linton, High Street) UPDATE: text amended to correct reference to Linton High Street rather than Cottenham High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		R = >800m 1,101m ACF from centre of site to Linton

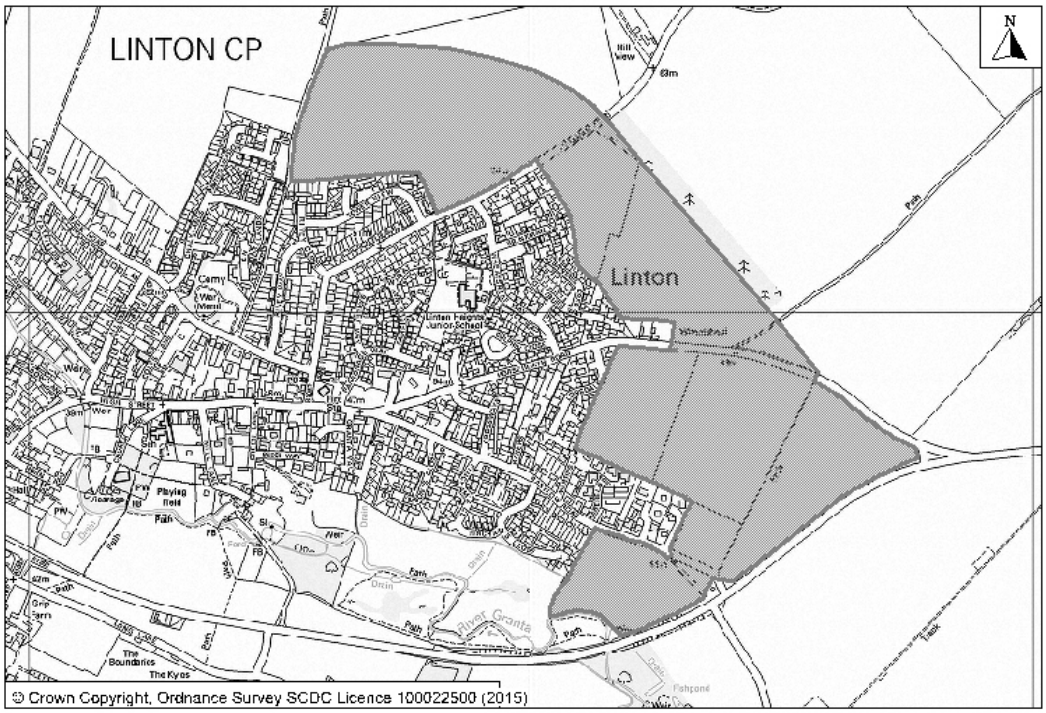
	service?		Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The large scale of the site is difficult to integrate without significant impacts.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.0km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new		G = No loss of employment land / allocation is for employment development

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 530m ACF from centre of site to Linton Heights Junior School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km ACF from centre of site to Linton 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) UPDATE: score changed from Amber to

			Green 470m to nearest bus stop ACF (Linton, Bartlow Road) (Updated text to correct)
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service UPDATE: score changed from 20 minute to 30 minute frequency
Public transport journey time to City Centre			A = 31 to 40 minutes (3) 40 Minutes (Linton, Bartlow Road to Cambridge, Emmanuel Street) UPDATE: to correct text, but no change to score.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.17km ACF to Saffron Walden UPDATE: text changed from Cambridge to Saffron Walden as the nearest market town, but no change to score
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,966m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

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

Map:



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

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

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

Current use(s): Agriculture

Proposed use(s): Residential and open space

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

Potential residential capacity: 691 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on		GREEN = Site not within or adjacent to an area with a history of contamination

	the site?		
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

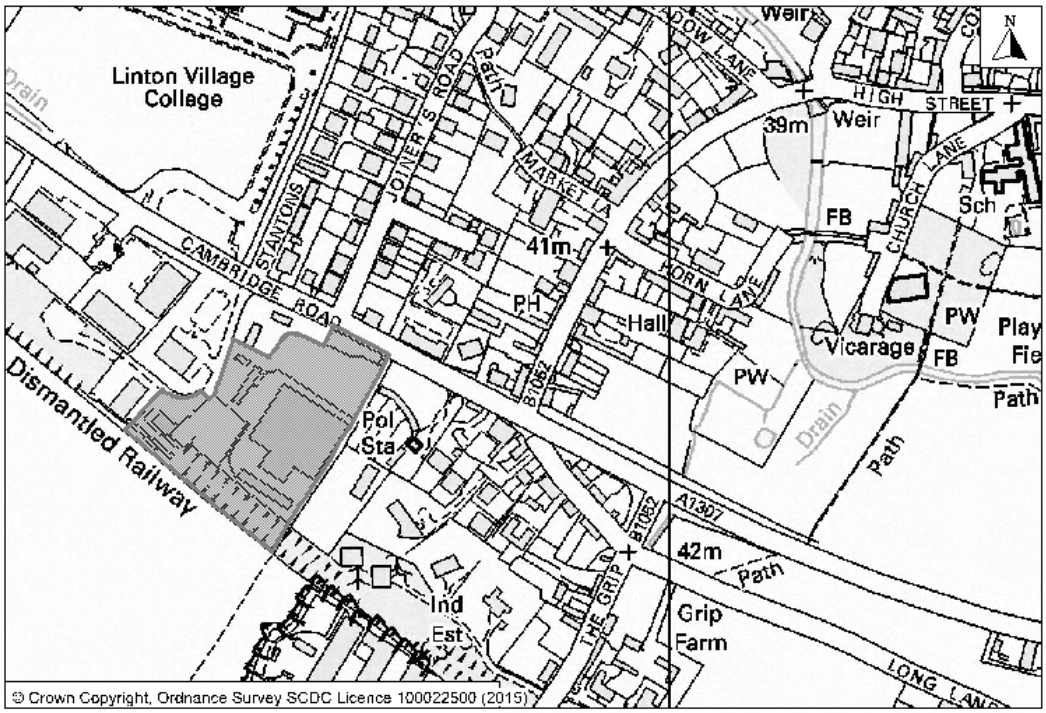
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be

			achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,608m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 954m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,041m ACF from centre of site to Linton Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or

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

Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 461m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km ACF from centre of site to Linton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 473m ACF from the centre of the site to the nearest bus stop.

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC152	
Consultation Reference numbers: 29 (I&O 2012)	
Site name/address: Land east of Station Road.	
Map: 	
Site description: The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line. There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use. West of the warehouse are three single storey buildings – one vacant and two in commercial use.	
Current use(s): Employment and vacant land	
Proposed use(s): Housing – approximately 50 dwellings.	
Site size (ha): South Cambridgeshire: 1.78 ha.	
Potential residential capacity: 36 dwellings (30 dph)	

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

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) This site has an old railway line running through it and also an area of previous industrial/commercial land and therefore

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

	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of site could provide an opportunity for improved landscaping of site.
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) - Could provide opportunity to improve setting of adjoining listed building.
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) – important part of the setting of a Listed buildings adjoining the site. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 474m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 762m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 703m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.

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

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

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC176	
Consultation Reference numbers: H8 (I&O 2013 part 2)	
Site name/address: East Farm, Melbourn	
Map: 	
Site description: A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.	
Current use(s): Derelict orchard	
Proposed use(s): 60 dwellings	
Site size (ha): South Cambridgeshire: 2.83 ha.	
Potential residential capacity: 60 dwellings (30 dph net)	

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

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

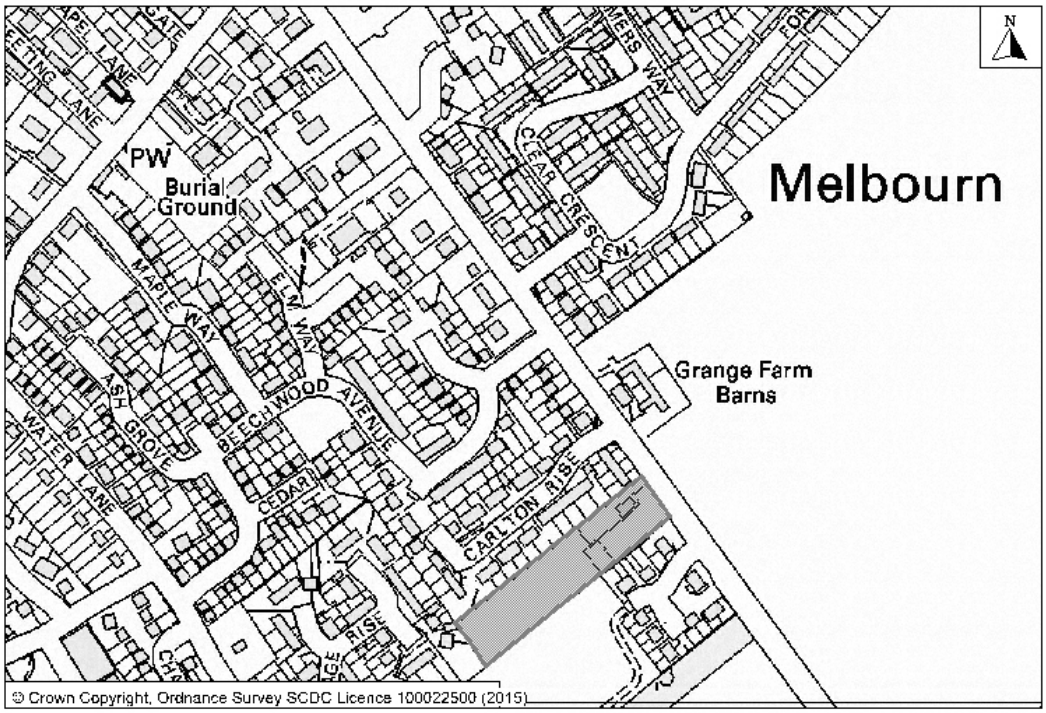
	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be mitigated by retention of trees and hedges on the boundary and wherever possible on the remainder of the site.

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

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 813m from the centre of the site to a point on High Street, Melbourn which represents the centre of a cluster of services and facilities
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 622m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 12.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 669m ACF from centre of site to Melbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Melbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 507m ACF from centre of the site to nearest bus stop to best service.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 9 Minutes from Melbourn to Royston.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.24km ACF centre of site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,612m ACF from centre of the site to Meldreth 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 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): SC235	
Consultation Reference numbers: 30 (I&O 2012)	
Site name/address: 36 New Road, Melbourn	
Map: 	
Site description: A bungalow and large garden on the southern edge of the village. Site bounded by hedgerows with trees to the south and east. To the north the site is bounded by the rear gardens of bungalows fronting onto Carlton Rise and Greengage Rise. To the south the site adjoins new residential at Victoria Way and SHLAA site 130.	
Current use(s): Bungalow and garden.	
Proposed use(s): Approximately 15 dwellings	
Site size (ha): South Cambridgeshire: 0.71 ha.	
Potential residential capacity: 14 dwellings (30 dph net)	

LAND			
PDL	Would 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)

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

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. The site is well screened from the south by hedgerows and woodland strips.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive

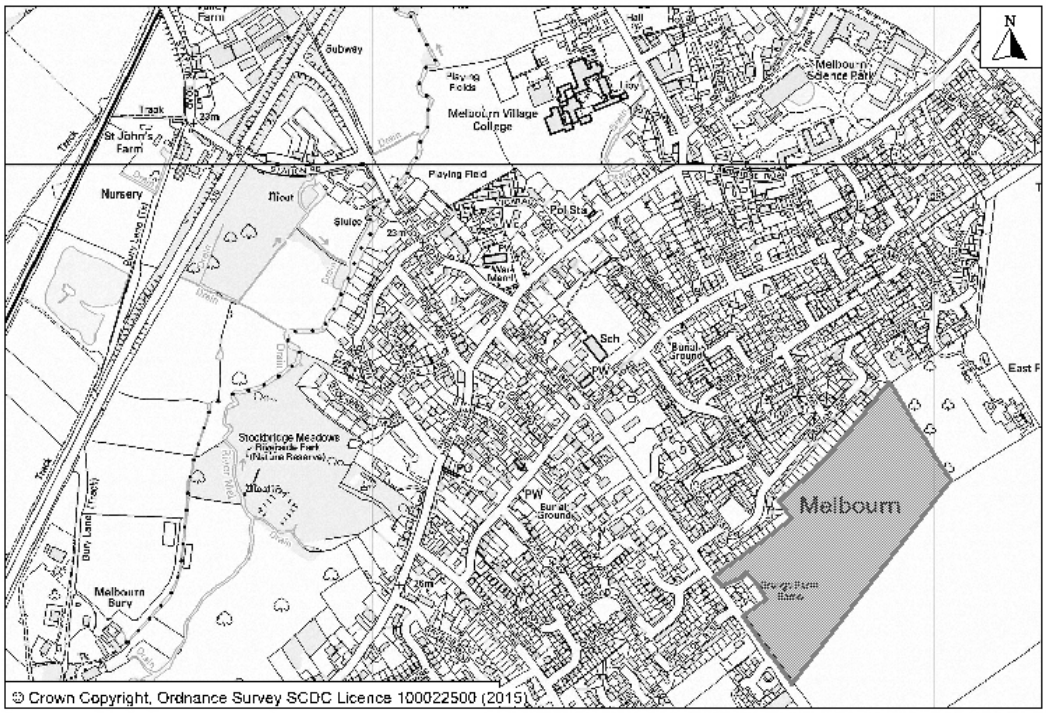
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.2km ACF from centre of the site to Melbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 284m ACF from centre of the site to land at Clear Crescent, Melbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 820m from the centre of the site to a point on High Street, Melbourn which represents the centre of a cluster of 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 304m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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. 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		RED = >3km 13.2km ACF from centre of site to South

	centre?		Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 604m ACF from centre of site to Melbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.0km ACF from centre of site to Melbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18.
Distance: bus stop / rail station			G = Within 600m (4) 577m ACF from centre of the site to nearest bus stop to best service (26 service).

Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 9 Minutes from Melbourn to Royston.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.61km ACF centre of site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,649m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC320	
Consultation Reference numbers: H7 (I&O 2013 part 2)	
Site name/address: Land to the east of New Road, Melbourn	
Map:	



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

Current use(s): Arable fields

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

Site size (ha): South Cambridgeshire: 26.02ha

Potential residential capacity: Around 200 dwellings (30 dph)

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

LAND			
PDL	Would development make		RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential contamination from agricultural use, potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			

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

			design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements). Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor

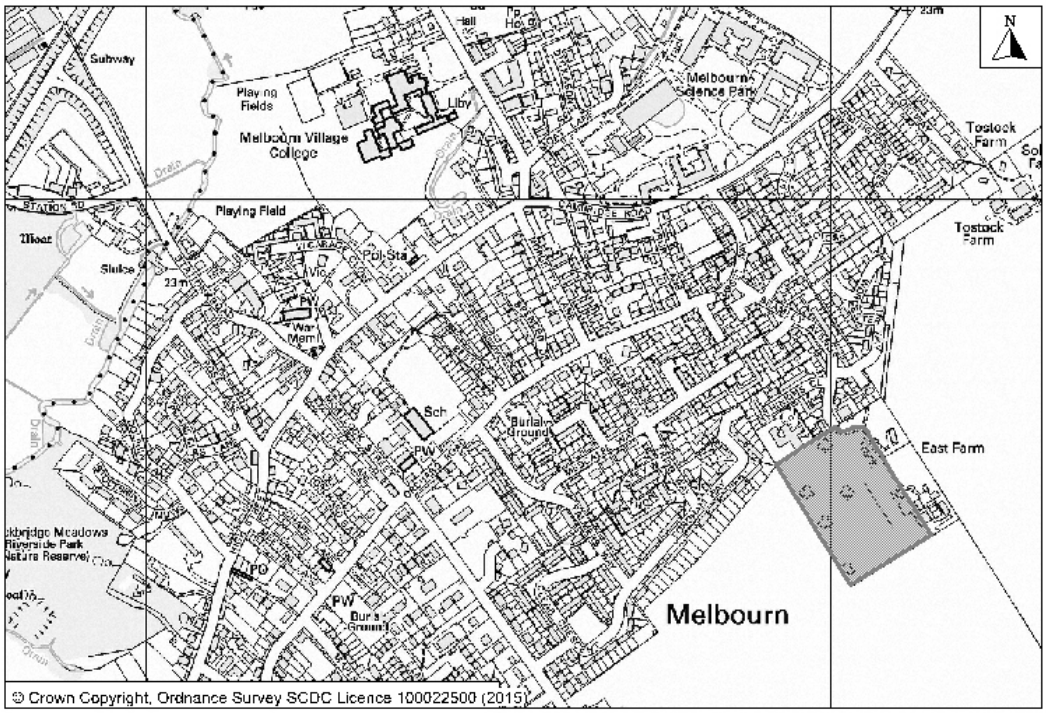
			opportunities for new public open space
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.3km ACF from centre of the site to Melbourn Recreation Ground. Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 355m ACF from centre of the site to land at Clear Crescent, Melbourn. Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 703m of nearest centre ACF (Melbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 548m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

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

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 1.0km ACF from centre of site to Melbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score of 17
Distance: bus stop / rail station			A = Within 800m (3) 683m to nearest bus stop ACF (Melbourn, Vicarage Close)
Frequency of Public Transport			R = Hourly service (2) hourly service (26 Service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 32 Minutes (Melbourn, Vicarage Close to Cambridge, Drummer Street) 9 Minutes (Melbourn, Vicarage Close to Royston, Bus Station)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.97km ACF to Royston
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,758m ACF from centre of the site to Meldreth 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 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): SC331	
Consultation Reference numbers: H8 (I&O 2013 part 2)	
Site name/address: Orchard and land at East Farm, Melbourn	
Map:	



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

Current use(s): Derelict orchard

Proposed use(s): Residential development, 60 dwellings

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

Potential residential capacity: 60 dwellings (30 dph net)

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

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

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be mitigated if the site is developed with site

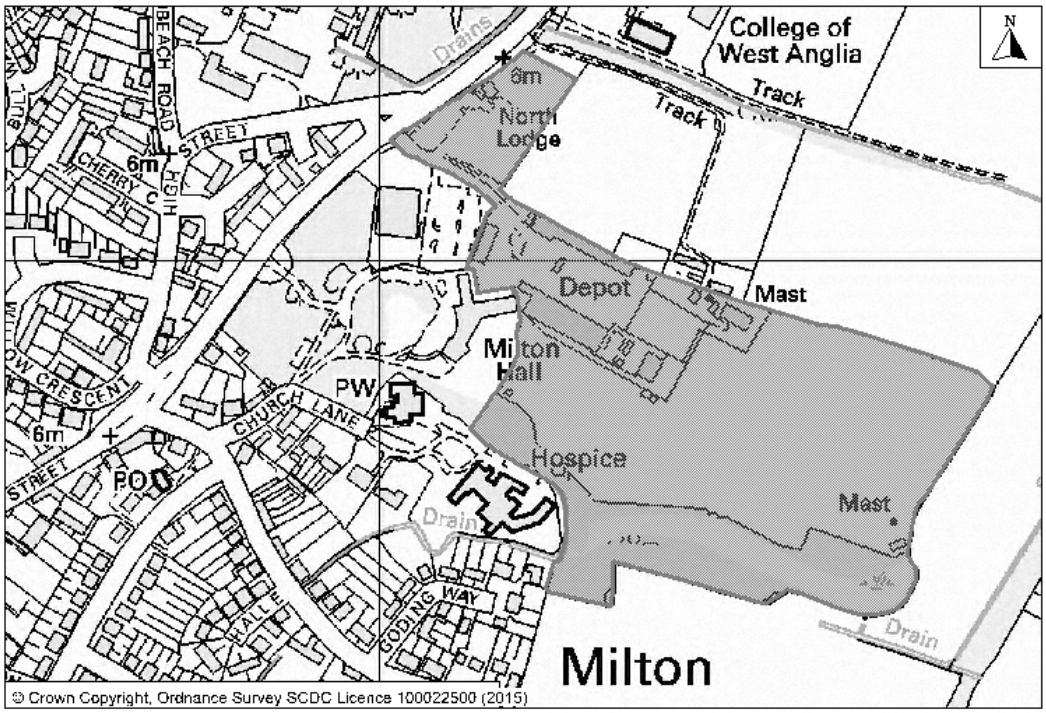
			320 to create a straight village edge running between the new development on New Road and the south east corner of the orchard and a new soft green edge is created on the southern boundary of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to

			Melbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 423m ACF from centre of the site to and at Clear Crescent, Melbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 813m from nearest centre ACF (Melbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 622m ACF from centre of site to Orchard Surgery, Melbourn
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 12.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 669m ACF from centre of site to Melbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Melbourn Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 507m to nearest bus stop ACF (Melbourn, Russett Way)
Frequency of Public Transport			R = Hourly service (2) hourly service (26 Service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 31 Minutes (Melbourn, Russett Way to Cambridge, Emmanuel Street) 11 Minutes (Melbourn, Russett Way to Royston, Bus Station)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.24km ACF centre of site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,612m ACF from centre of the site to Meldreth 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 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): SC132	
Consultation Reference numbers: 35 (I&O 2012)	
Site name/address: The Former EDF Depot & Training Centre, Ely Road, Milton	
Map:	



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

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

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

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

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

Potential residential capacity: 128 dwellings (30 dph)

LAND			
PDL	Would development make		AMBER = Partially on PDL

	use of previously developed land?		Approximately 1/3 of the site is previously developed land - this includes a residential property on the street frontage and the yard to the rear.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 981m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Part of the site was formerly used for commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds)
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). Various TPOs around the site, but assumption is impact can be mitigated.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation A group of protected trees adjoin the north west tip of the site. Another group lies around the Children's Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further groups of protected trees lie approximately 75m to the east and to the south east.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding, with care to protect the ICF along Ely Road and Church Lane.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Grade II Listed North Lodge is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall with its significant designed landscape. Also part of the setting of Grade II* Listed Parish Church, and other Grade II Listed Buildings and Conservation Area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

	of publically accessible open space?		provided onsite Development would create minor opportunities for new public open space as the promoter includes open space and sports pavilion as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 708m ACF from centre of the site to west of Humphries Way and south of Sutton Close, Milton.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 596m to The White Horse pub, central to the surrounding services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 732m ACF from centre of site to Milton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate		AMBER = Adequate scope for integration with existing communities

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

			Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 762m ACF from centre of site to Milton Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.7km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 438m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 15 Minutes from Milton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.53km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,741m 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?		
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): SC327	
Consultation Reference numbers:	
Site name/address: Land west of A10, Milton	

Map:



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

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

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

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

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: 215 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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 Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 792m ACF from edge of site to AQMA. 272m 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)?		RED = Significant adverse impacts incapable of appropriate mitigation Development not compatible with neighbouring uses. Some possible noise from the A14 and neighbouring commercial uses. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and a poor quality living environment and possible nuisance.
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. The site is adjacent to a known landfill site, therefore investigation will be required
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 International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with

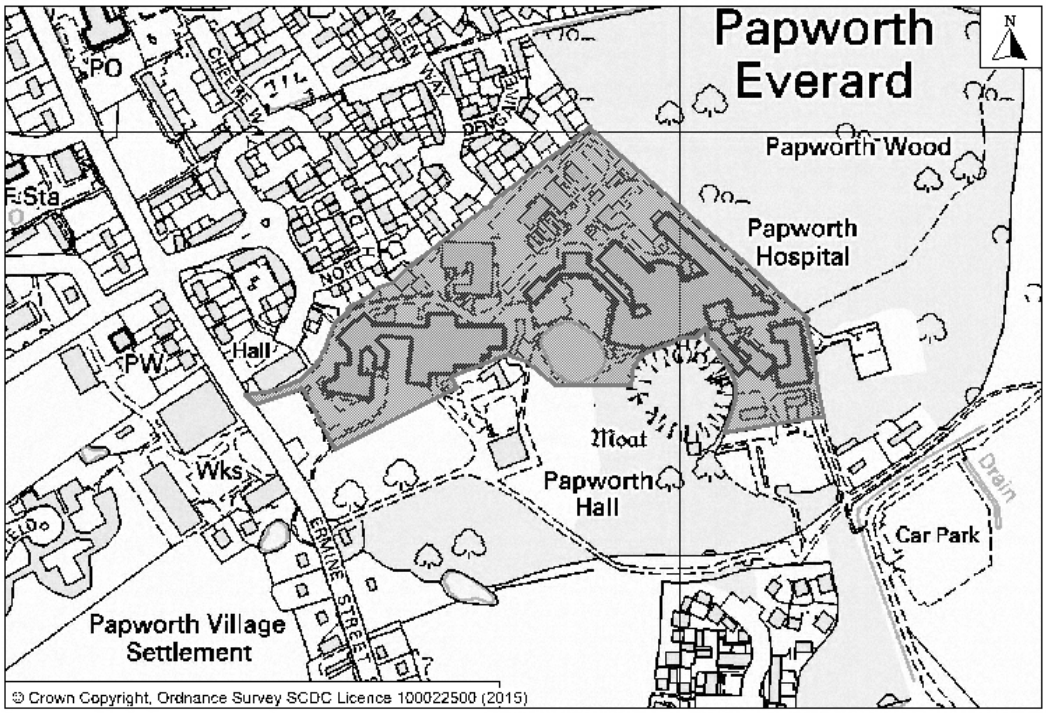
			significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.

			0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 297m ACF from centre of the site to Milton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 889m ACF from centre of site to Milton 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. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.
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?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary	How far is the nearest primary		A = 400 - 800m

School	school?		736m ACF from centre of site to Milton C of E Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		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	**Minor Rural Centre**
Site reference number(s): SC151	
Consultation Reference numbers: 45 (I&O 2012)	
Site name/address: Papworth Hospital, Papworth Everard	
Map:	



Site description: The site is located in the centre of Papworth Everard and adjoins Papworth Hall and its grounds to the south, residential development and the village hall to the north, and Papworth Wood to the east. The site consists of permanent and temporary hospital buildings, staff accommodation, car parks, and a lake.
Current use(s): The site is currently in use as a hospital.
Proposed use(s): Approximately 150 dwellings with some non-residential uses (e.g. employment, retail, community uses, commercial uses and public open space)
Site size (ha): South Cambridgeshire: 5.23 ha.
Potential residential capacity: 118 dwellings (30 dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		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)?		DARK GREEN = Would remove existing significant source of pollution . Development would remove the hospital use from the site that creates nuisance and residential development would result in significant improvements to the local noise climate and the living environment of existing residential premises.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to its existing hospital use. Potential for minor benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts. Minor negative impact on protected sites and species. The site is adjacent to Papworth Wood SSSI.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Records show that the site includes trees protected by Tree Preservation Orders.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process, including ensuring no harm to Papworth Wood that provides a significant eastern edge to the village, creating a substantial

			buffer between the village and the arable fields.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement. Significant positive impact (development would relate to local townscape character and offer significant opportunities for enhancement) - redevelopment of this site would allow the unattractive modern buildings and extensions to be removed and the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		DARK GREEN = Significant opportunities for enhancement. Significant positive impact on heritage assets - redevelopment of this site would allow the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Papworth Everard Recreation Ground.

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 665m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 437m ACF to the High Street - location chosen as representation of central point of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 477m ACF from centre of site to The Surgery, Papworth Everard.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. The development proposes some non-residential uses e.g. employment, retail and community uses
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. New facilities or improved existing facilities are proposed of minor benefit. The development proposes some non-residential uses e.g. employment, retail and community uses
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

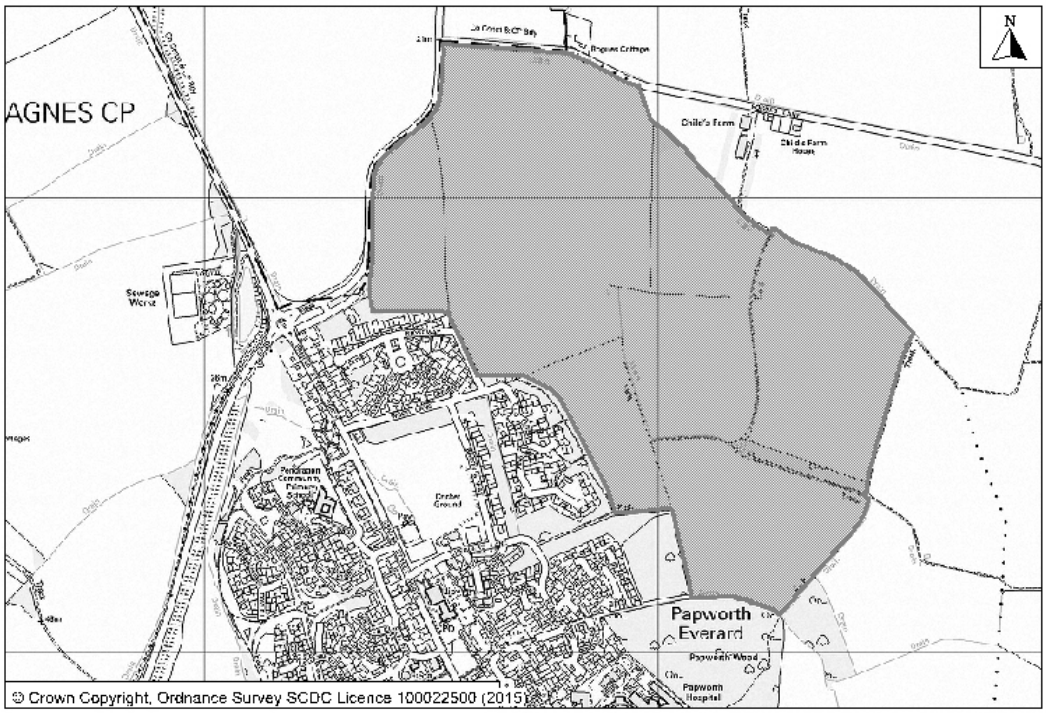
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.7km ACF from centre of site to South Cambridgeshire 008C (Papworth Hospital and village centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. The loss of employment opportunities provided by the hospital would be compensated to some extent by the proposed non-residential uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. 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.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance:	How far is the		A = 400 - 800m

Primary School	nearest primary school?		779m ACF from centre of site to Pendragon Community Primary School, Papworth Everard.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.6km ACF from centre of site to Cambourne Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 259m ACF from the centre of the site to the nearest bus stop (1 service).
Frequency of Public Transport			RR= Less than hourly service (0) 2 hour service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.70km ACF from the centre of the site to St. Ives. Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 9,347m 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?		AMBER = Insufficient capacity / access. Negative effects capable 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. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.
Non-Car 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): SC196	
Consultation Reference numbers:	
Site name/address: Papworth Everard	

Map:



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

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

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

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

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

Potential residential capacity: 981 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 81 ha)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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 of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A small part of the site is within the safeguarding area for the Papworth Everard Sewage Treatment Works, within which there is a presumption against development that would be occupied by people.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		AMBER = Contains or is adjacent to an existing site designated for nature

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		conservation or recognised as containing protected species and impacts capable of appropriate mitigation Minor negative impact on protected sites and species. The site is adjacent to Papworth Wood SSSI and approximately 345 metres from the Elsworth / Hilton Road Side Verge CWS.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located on a ridge and therefore any built development would be prominent, harsh edge to the village in the wide views across the undulating arable fields.

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

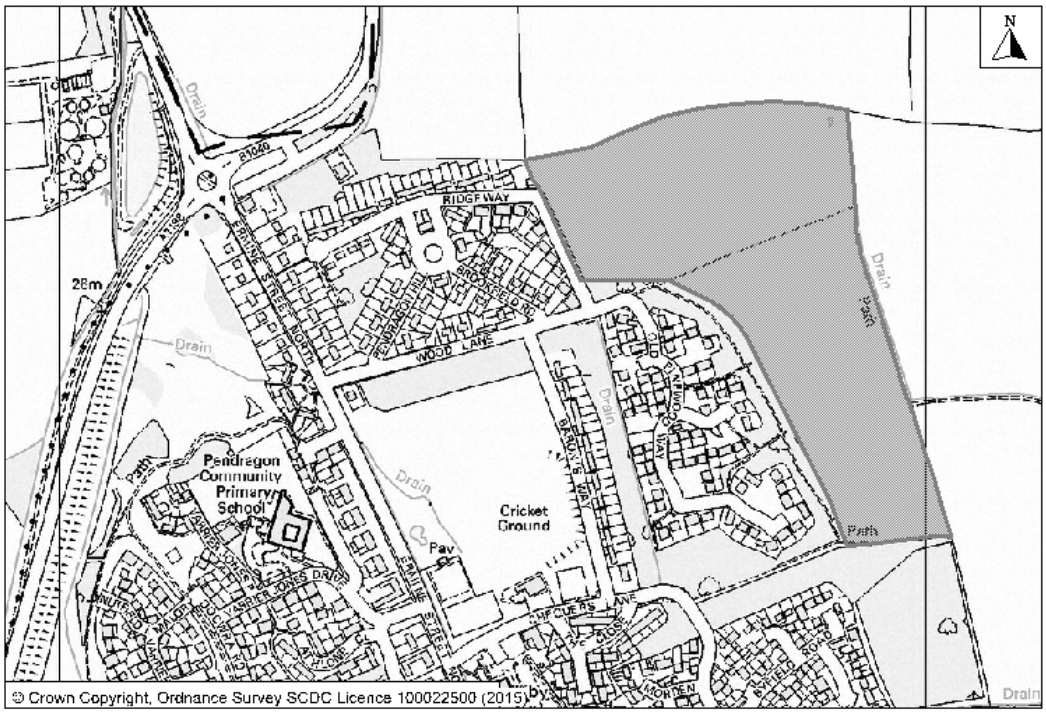
	for children and teenagers?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 706m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 790m ACF to the High Street - location chosen as representation of central point of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 700m ACF from centre of site to The Surgery, Papworth Everard.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The scale of development would is out of proportion with the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

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

Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.3km ACF from centre of site to Cambourne 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 13.
Distance: bus stop / rail station			A = Within 800m (3) 713m ACF from the centre of the site to the nearest bus stop (1 service).
Frequency of Public Transport			RR= Less than hourly service (0) 2 hour service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 7.84km ACF from the centre of the site to St. Ives. Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 9,660m 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?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Safe access to the highway can be achieved; however development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.

Non-Car 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): SC321	
Consultation Reference numbers:	
Site name/address: Land at The Ridgeway, Papworth Everard	
Map:	



Site description: The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside to the north and east, Papworth Wood to the south, and existing residential development to the west. The site forms part of a large field bounded by drains and ditches, and intermittent trees and hedges.
Current use(s): The site is currently in agricultural use.
Proposed use(s): Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.
Site size (ha): South Cambridgeshire: 11.12 ha.
Potential residential capacity: 167 dwellings (30 dph)

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

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

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

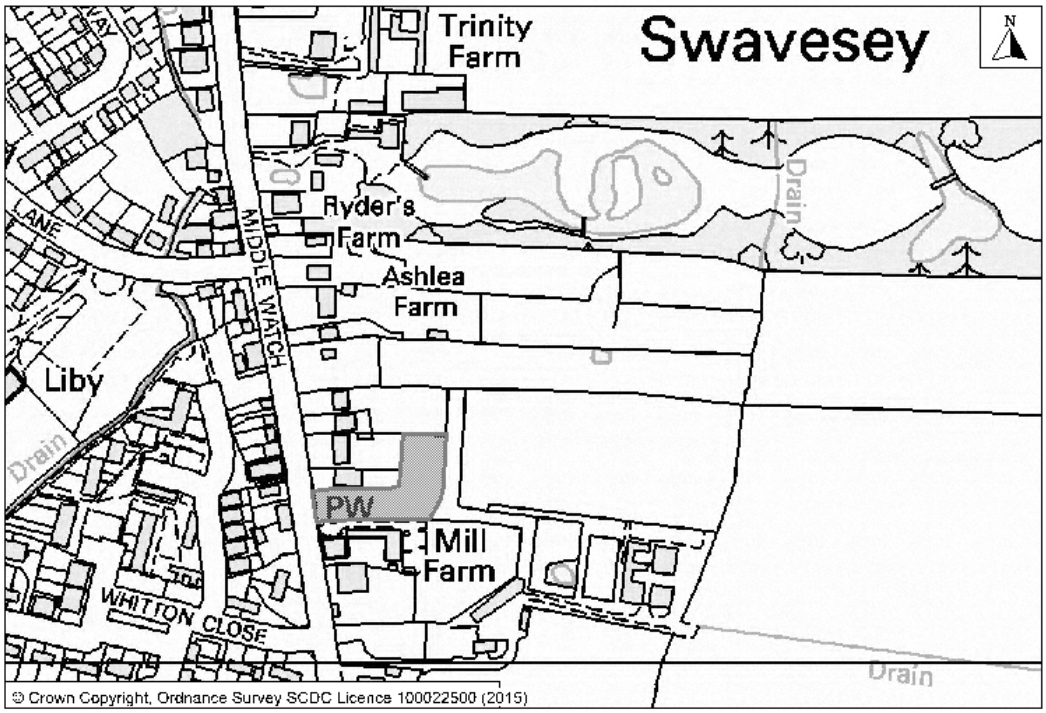
	appropriate design and scale of development?		strong linear character of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Papworth Everard Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 530m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.

Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 602m from nearest centre ACF (Papworth Everard, Ermine Street North)
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 552m ACF from centre of site to The Surgery, Papworth Everard
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		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

	town, district and local centres?		which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.3km ACF from centre of site to South Cambridgeshire 008C (Papworth Hospital and village centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site would require local and upstream reinforcements to the electricity network. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 664m ACF from centre of site to Pendragon Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.3km ACF from centre of site to Cambourne Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring		AMBER = Score 10-14 from 4 criteria below

Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		Total Score of 14
Distance: bus stop / rail station			G = Within 600m (4) 535m to nearest bus stop ACF (Papworth Everard, Wood Lane)
Frequency of Public Transport			RR= Less than hourly service (0) less than hourly service (1 Service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 14 Minutes (Papworth Everard, Wood Lane to St Ives, Bus Station)
Distance for cycling to City Centre			G = 5km to 10km (4) 8.01km ACF to St. Ives
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 9,472m 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?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Possible capacity constraints - the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this.
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): SC008	
Consultation Reference numbers:	
Site name/address: Land adjacent to 79 Middlewatch, Swavesey	
Map:	



Site description: The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.
Current use(s): The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.
Proposed use(s): 10 dwellings
Site size (ha): South Cambridgeshire: 0.26 ha.
Potential residential capacity: 3 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise from nearby business centre to south, but no history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk and may require assessment.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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		AMBER = Development would have a negative impact on existing features or

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a

	appropriate design and scale of development?		north-south road. As it extends southwards the village 'thins out' into linear development along the main street. Development of this site would have a detrimental impact on the linear and rural character. A PVAA lies to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is adjacent to three Grade II Listed Buildings to the south and wraps around the rear of two others, and forms part of their setting. It may be possible to mitigate impact through a smaller development? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 504m ACF from centre of the site to Swavesey Recreation Ground.

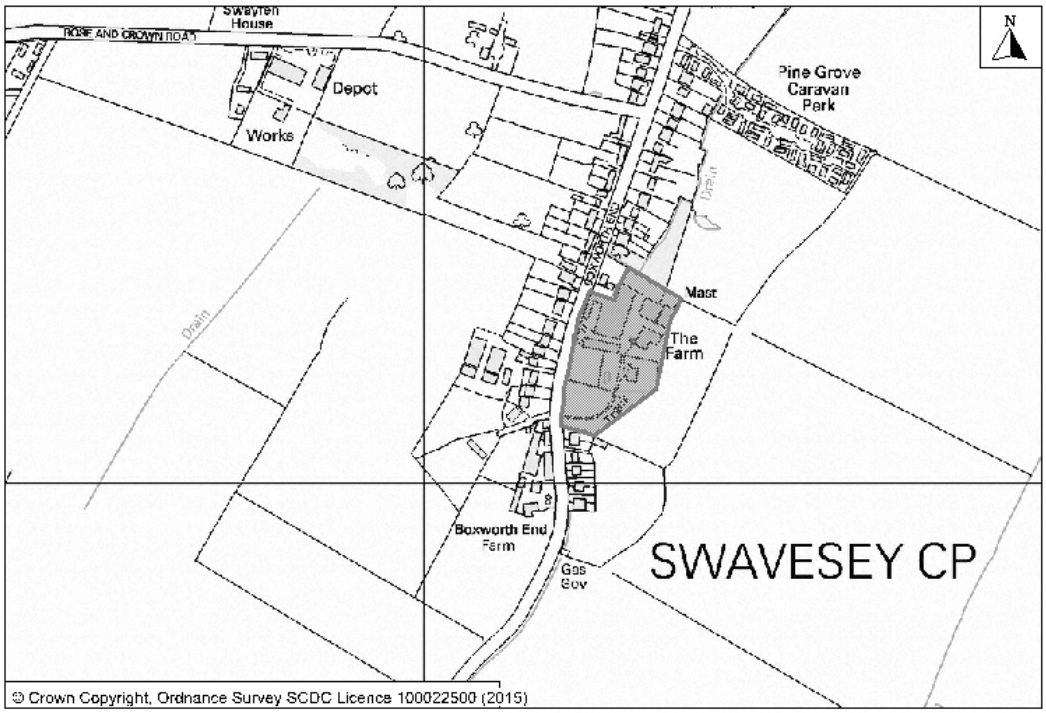
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 865m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 602m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities It may be possible to integrate a smaller development.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 455m ACF from centre of site to Swavesey Primary School
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.3km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 68m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.17km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,556 ACF from centre of the site to Huntingdon 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. Significant negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts

	transport, walking or cycling facilities?		

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



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east. Note: the site is adjacent to site 049 to the east.
Current use(s): Large complex of farm buildings, paddock and a dwelling.
Proposed use(s): 15 dwellings with possible employment through conversion of agricultural buildings
Site size (ha): South Cambridgeshire: 1.88 ha.
Potential residential capacity: 38 dwellings (30dph)

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

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on

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

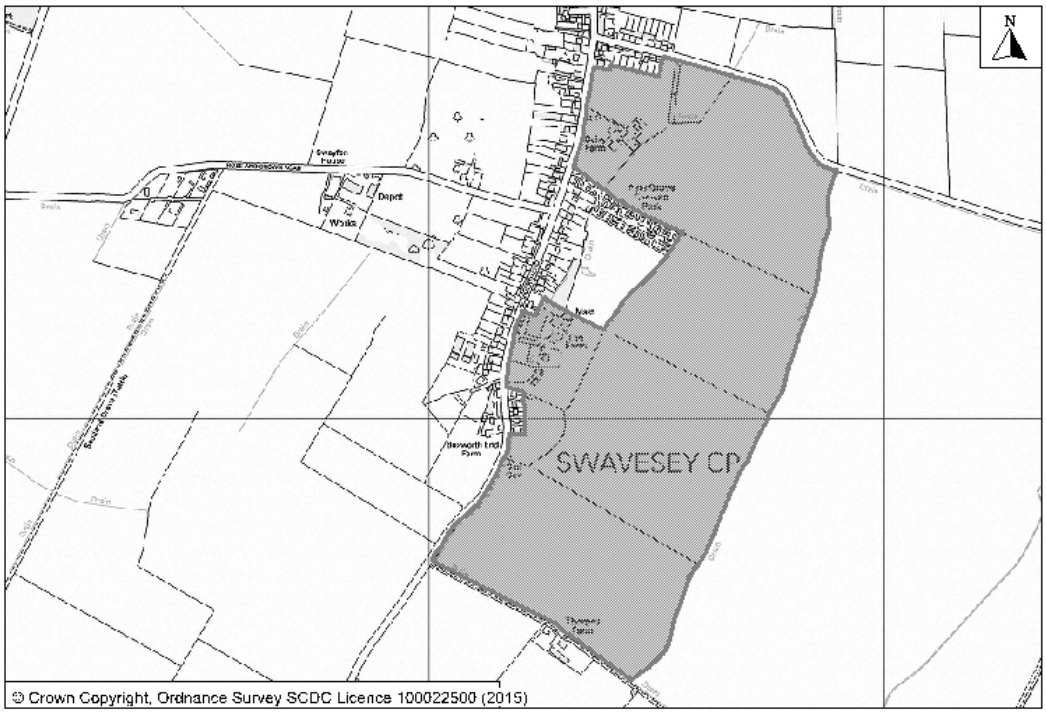
	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,441m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,776m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 363m ACF from centre of site to Swavesey Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would completely alter the rural character of this relatively undeveloped part of the village.
ECONOMY			

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

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

			proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC049	
Consultation Reference numbers:	
Site name/address: Land to east of Boxworth End, Swavesey	
Map:	



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow. Note: the site is adjacent to sites 048 and 050 to the west.
Current use(s): Farm buildings, paddock, residential dwelling and agricultural land
Proposed use(s): 2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school
Site size (ha): South Cambridgeshire: 61.54 ha.
Potential residential capacity: 738 dwellings (30 dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. 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 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. This site is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 919m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate. Possible noise and malodour from Boxworth End Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.
Contamination	Is there possible 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 was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination

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

	enhance the diversity and distinctiveness of landscape character?		landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontages of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.
Green Belt	What effect would 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		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) - A Grade II Listed Building is within the site

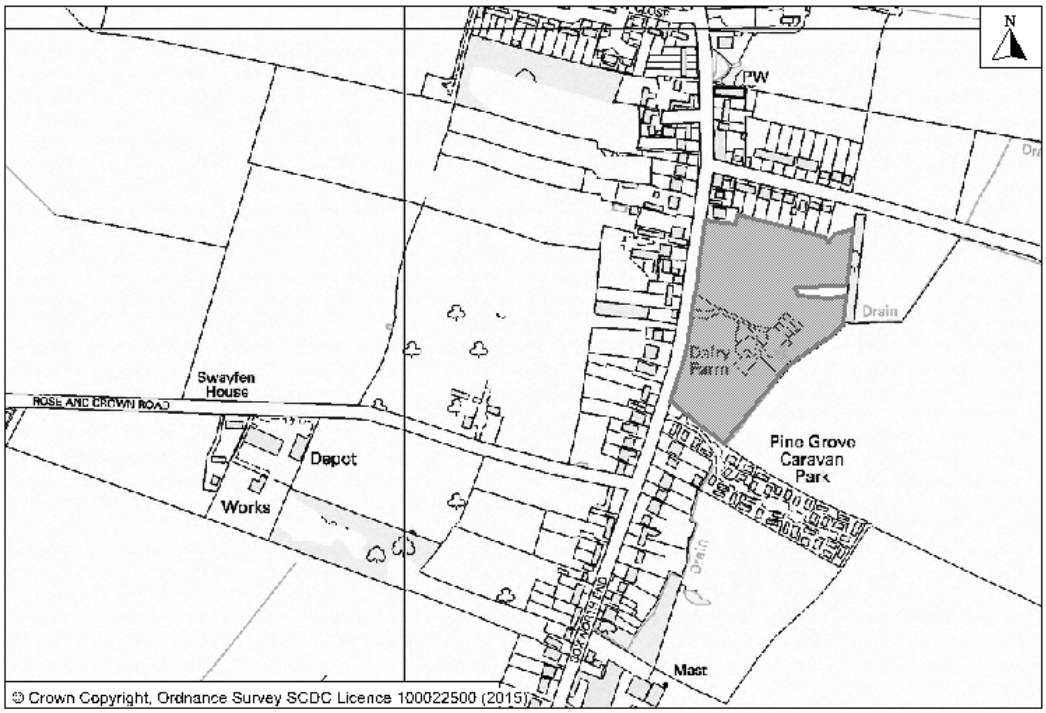
	buildings, registered parks and gardens and scheduled monuments)?		and another is adjacent. It is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,505m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		A = 400 - 800m 494m ACF from centre of site to The

	service?		Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The scale of development would is out of proportion with the existing built-up area. Development of this very large site would completely alter the rural character of this relatively undeveloped part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment -	Would		G = No loss of employment land / allocation

Land	development result in the loss of employment land, or deliver new employment land?		is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,457m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.2km ACF from centre of site to Swavesey 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) 499m ACF from the centre of the site to the nearest bus stop.)

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

Site Information	
Development Sequence	**e.g. Edge of Cambridge (Broad Location 1), Rural Centre**
Site reference number(s): SC050	
Consultation Reference numbers:	
Site name/address: Dairy Farm, 31 Boxworth End, Swavesey	
Map:	



Site description: The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides. Note: the site is adjacent to site 049 to the east.
Current use(s): Farm buildings and paddock
Proposed use(s): 30+ dwellings with possible employment in some redundant farm buildings
Site size (ha): South Cambridgeshire: 3.55 ha.
Potential residential capacity: 80 dwellings (30dph)

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

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall

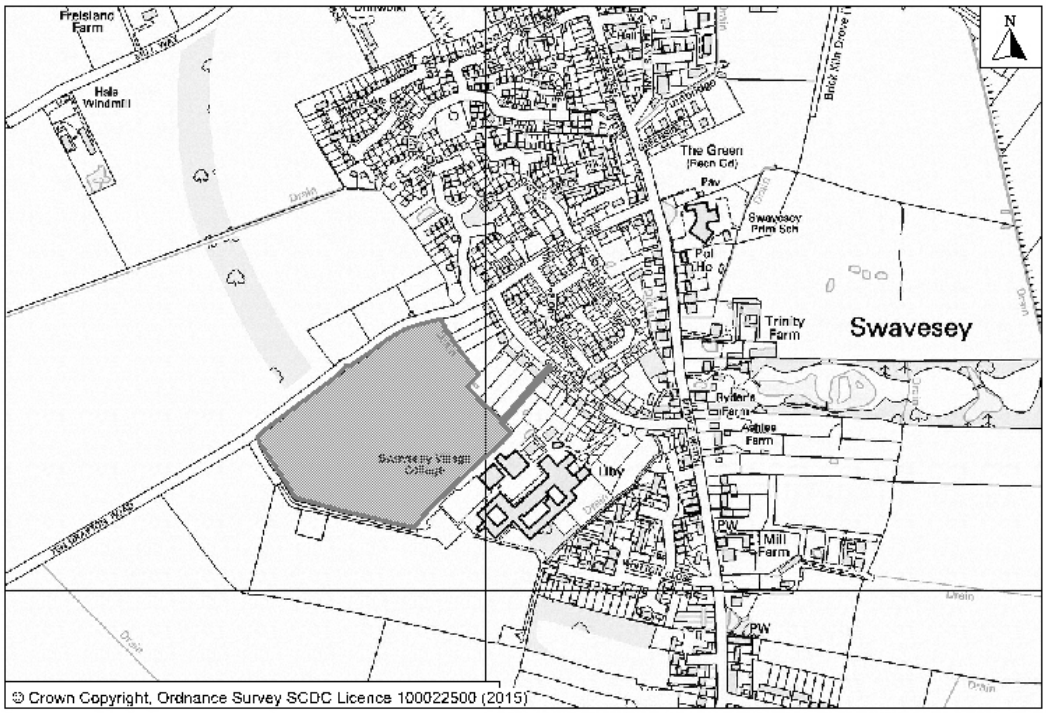
			impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adjacent to a Grade II Listed Building to the west and likely to impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site

	quantity and quality of publically accessible open space?		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 1.0km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 951m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,306m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 198m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would completely alter the

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

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 904m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 208m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.11km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 13,684m ACF from centre of the site to

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC065	
Consultation Reference numbers:	
Site name/address: Land abutting Fen Drayton Road, Swavesey	
Map: 	
Site description: The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside. Note: the site adjoins site 71 and 287 to the north.	
Current use(s): Agricultural	
Proposed use(s): 50-75 dwellings with green spaces and community uses as required	
Site size (ha): South Cambridgeshire: 7.22 ha.	
Potential residential capacity: 162 dwellings (30 dph)	

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		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

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 480m to the west.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

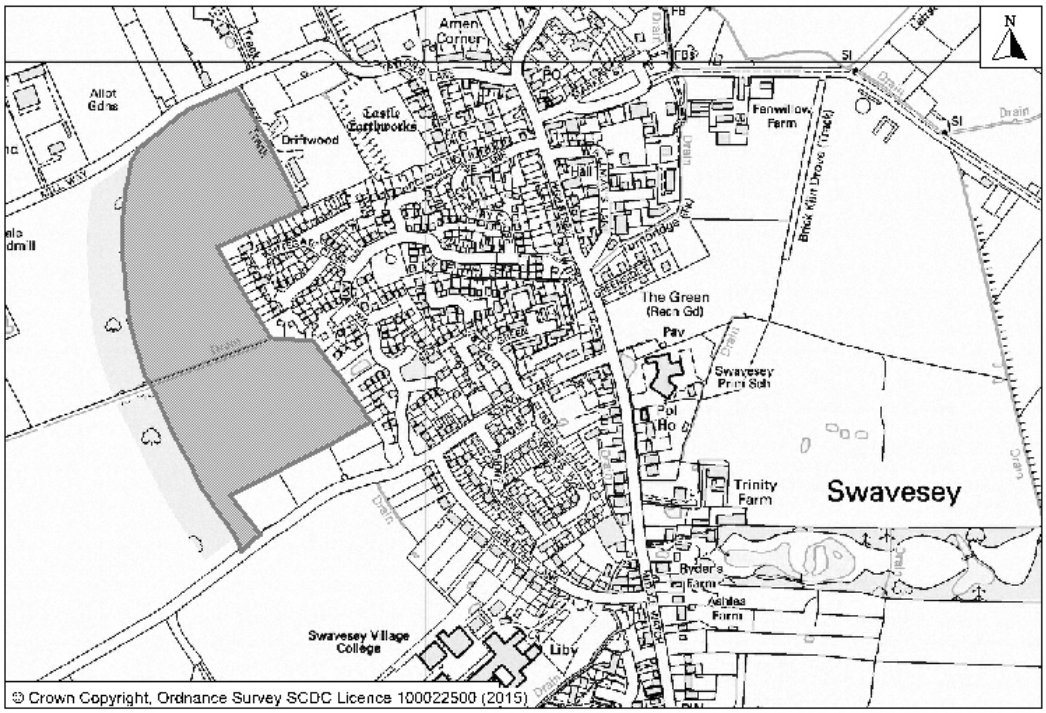
	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would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

			Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 476m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 738m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 830m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

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

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Swavesey 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) 485m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.32km ACF from the centre of the site to St. Ives Marke
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,002m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC071	
Consultation Reference numbers:	
Site name/address: Land south of Hale Road, Swavesey	
Map: 	
Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage. Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.	
Current use(s): Agricultural	
Proposed use(s): 80 dwellings with open space and related infrastructure	
Site size (ha): South Cambridgeshire: 10.76 ha.	
Potential residential capacity: 81 dwellings (30 dph)	

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

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

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of

			the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. It would constitute substantial back land development. The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.

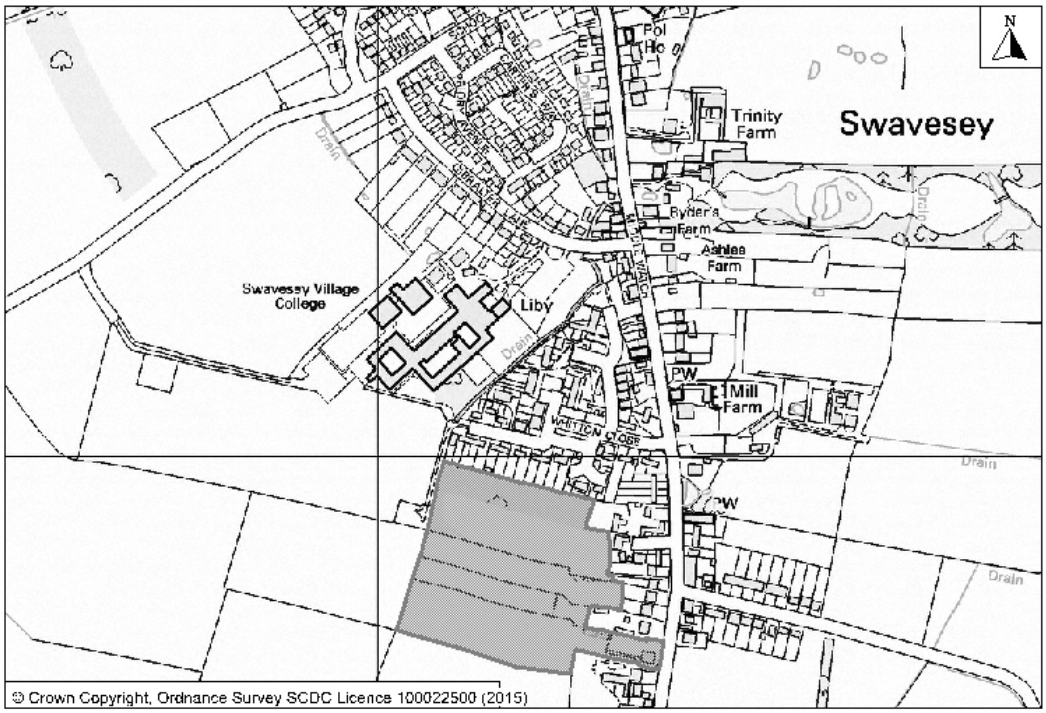
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 278m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 562m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,240m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.

Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It would be difficult to develop such a site and integrate it into the built form of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.7km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 640m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			G = Within 600m (4) 532m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.97km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 12,734m ACF from centre of the site to

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC083	
Consultation Reference numbers: 36 (I&O 2012)	
Site name/address: Land south of Whitton Close & west of Boxworth End, Swavesey	
Map:	



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

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

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

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

Potential residential capacity: 75 dwellings (30 dph)

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

LAND			
PDL	Would development make		RED = Not on PDL

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated). A group and three individual protected trees lie approximately 50-65m 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 A group and three individual protected trees lie approximately 50-65m 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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is in an area described as enclosed farmland, orchards, hedges, trees and long gardens between linear housing and open farmland. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.

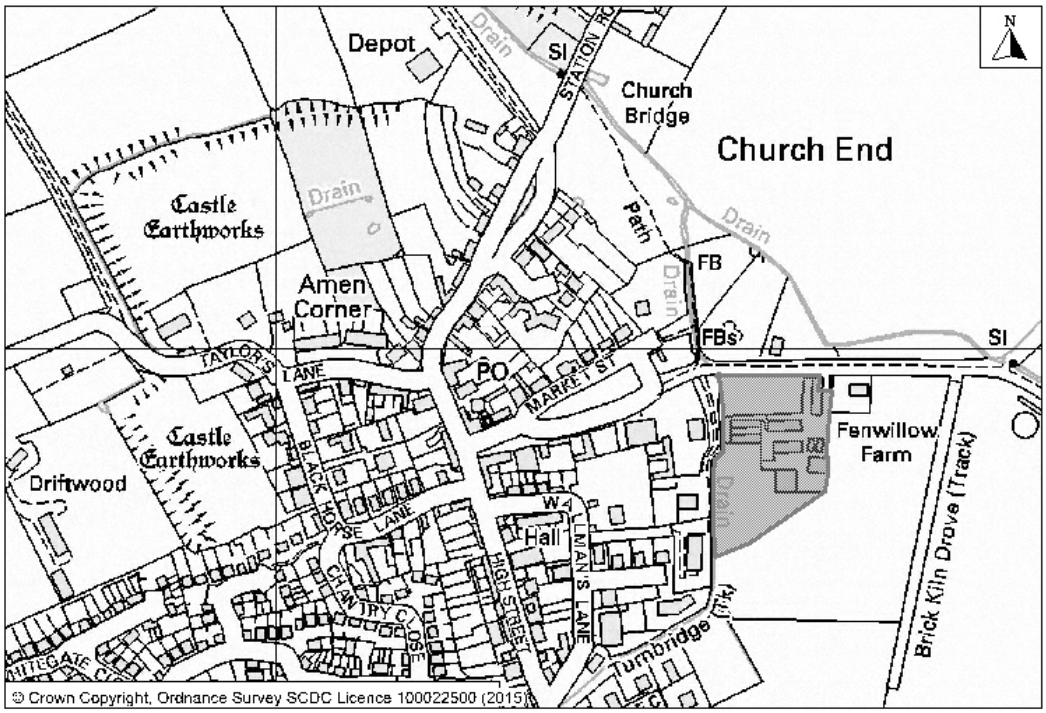
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. The linear development has been extended to the west of the main street, south of the historic core. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors. Important Countryside Frontage – to the east of the site on the opposite side of Middlewatch. Protected Village Amenity Area – lies approximately 55m to the north.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an part of the setting of a Grade II Listed Buildings along Middle Watch. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.

HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 777m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,802m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 308m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate		AMBER = Adequate scope for integration with existing communities

	with existing communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

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

Station	proposed train station?		13,310m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC169	
Consultation Reference numbers:	
Site name/address: Land south of Market Street & at Fenwillow Farm	
Map: 	
Site description: The site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.	
Current use(s): Paddock, agricultural buildings and part of a larger arable field.	
Proposed use(s): 30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))	
Site size (ha): South Cambridgeshire: 1.09 ha.	
Potential residential capacity: 0 dwellings	

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Development will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation - Immediately to the north is a scrap yard but the hours of use etc. are unknown but in close proximity can be incompatible. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. A sewage pumping station is located adjacent to north eastern corner of the site. Anglia Water tend to operate a cordon sanitare around pumping stations in order to minimise the risks of vibration, noise and odour impacting on new residents and approximately 1/5th of the site would be within the cordon sanitare and unsuitable for residential development.
Contamination	Is there possible 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 is used for agriculture 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).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of 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 bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		RED = Significant negative impact on

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

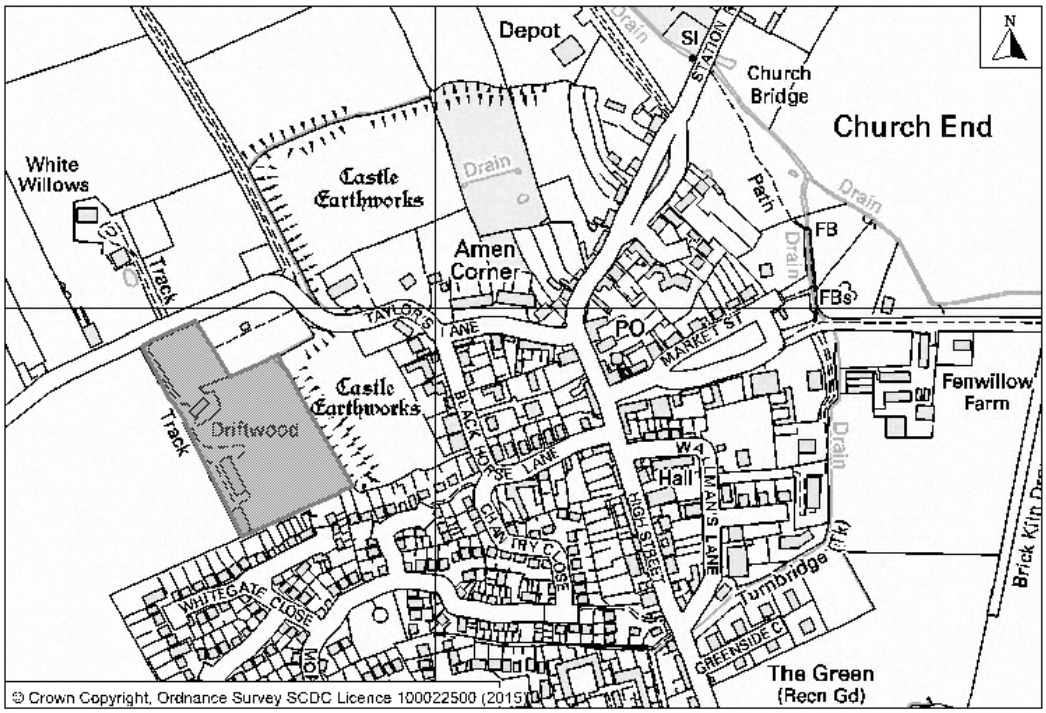
	scheduled monuments)?		village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk The whole site is within 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 space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 319m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 244m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,388m ACF from centre of site to The Surgery, Swavsey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would be contrary to the open and informal character of this part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment		GREEN = Existing infrastructure likely to be sufficient.

	in key community services and infrastructure, including communications infrastructure and broadband?		Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		G = <400m 357m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.8km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport			G = 21 to 30 minutes (4)

journey time to City Centre			23 Minutes from Swavesey to St. Ives.)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.46km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,365m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC250	
Consultation Reference numbers:	
Site name/address: Driftwood Farm, Swavesey	
Map:	



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

Note: the site adjoins site 71 to the west.

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

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

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

Potential residential capacity: 47 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL Mixed use site including residential and commercial - a small part of the site to the south west is previously developed land.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Majority of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) A small part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	distinctiveness of landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings,		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.

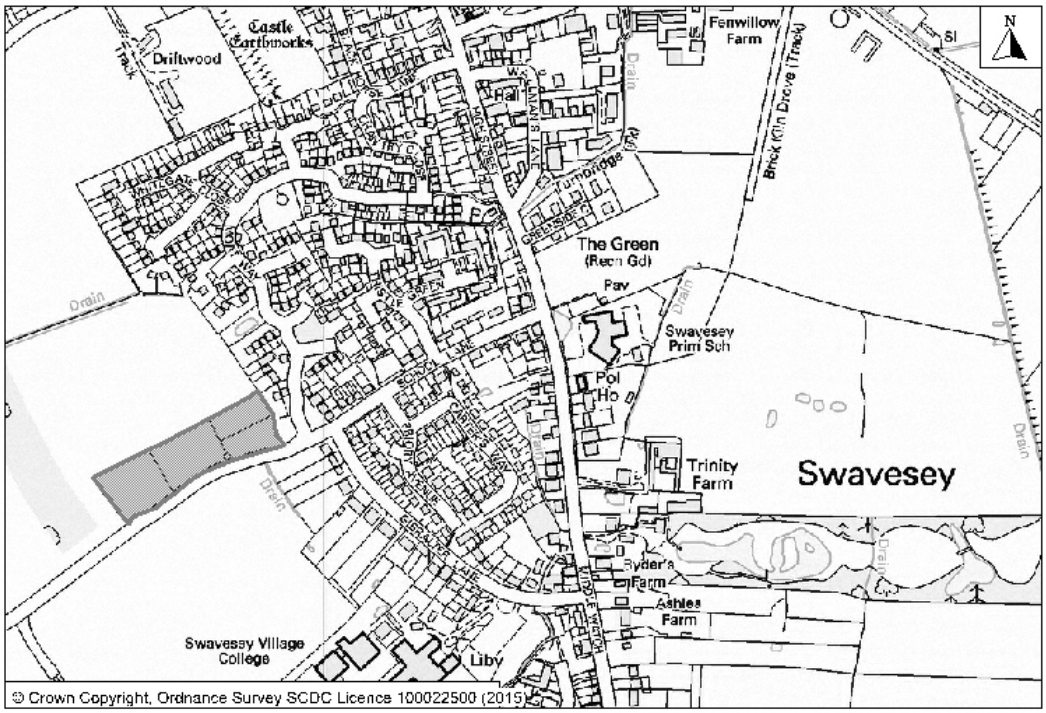
	registered parks and gardens and scheduled monuments)?		Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 205m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site is partly separated from the existing built-up area by a Scheduled Ancient Monument and forms part of the transition between built-up area and open countryside.
ECONOMY			
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 5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development

Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 601m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18
Distance: bus stop / rail station			GG = Within 400m (6) 368m ACF from the centre of the site to the nearest bus stop.
Frequency of Public			R = Hourly service (2)

Transport			
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			GG = Up to 5km (6) 4.96km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,809m ACF from centre of the site to Huntingdon 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 Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely the access could be imprived without significant impact rural character and historic environment. The HIghways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car 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): SC287	
Consultation Reference numbers:	
Site name/address: Land adj to Fen Drayton Road Land adj to Fen Drayton Road	
Map:	



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

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

Current use(s): Paddock

Proposed use(s): Approximately 50 dwellings

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

Potential residential capacity: 26 dwellings (30 dph)

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

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

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 615m to the west.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

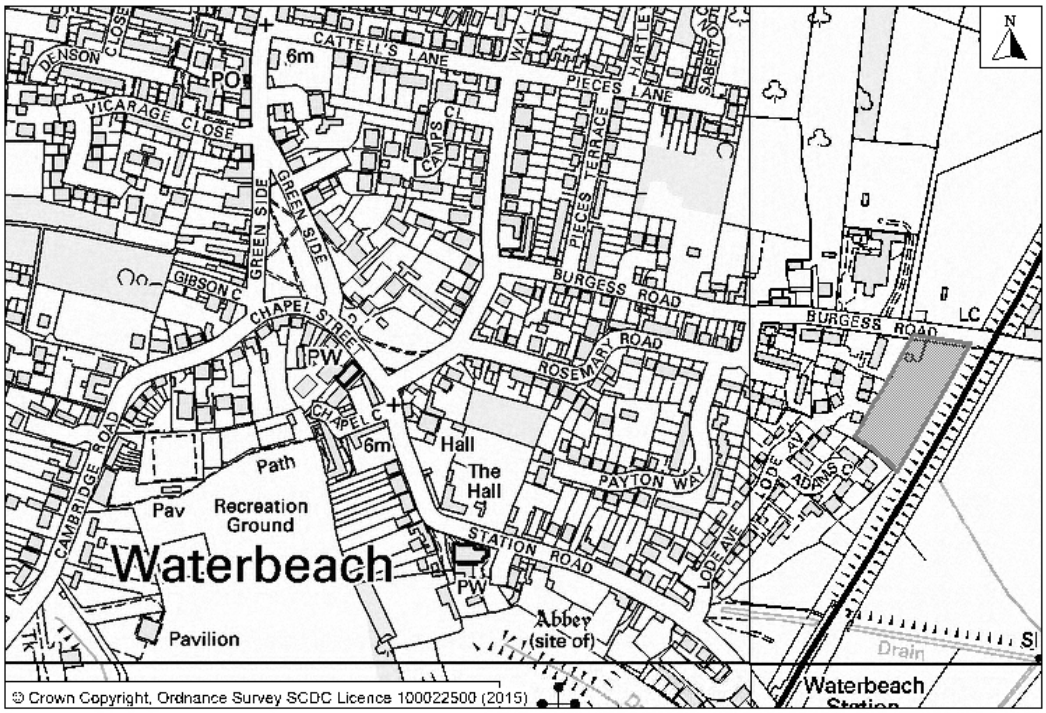
	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 324m ACF from centre of the site to land east of Moat Way, Swavesey.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 606m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 994m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would constitute back land development, poorly related to the existing built-up part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.4km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 507m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail station			G = Within 600m (4) 455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 5.20km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,926m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC001	
Consultation Reference numbers: 51 (I&O 2012)	
Site name/address: Land off Lode Avenue, Waterbeach	
Map:	



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

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

Current use(s): Paddock

Proposed use(s): 10 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. A 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			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation. Development should be compatible with neighbouring uses. The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration. However it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Mitigation may require land take, and this is already a very small site. It may reduce the available site below the threshold.
Contamination	Is there possible 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 north, and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that

	environment?		appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would 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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs adjacent to the eastern boundary on the opposite site of the railway line, but this is a very small site and unlikely to improve access for many.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is a paddock to the rear of a number of residential properties, enclosed by hedgerow and trees, which creates a soft edge to the village. The site is bordered by railway line to the east on a slight embankment but the presence of the railway line to the east does not mean that the village should automatically expand outwards towards it.
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 site is a paddock to the rear of a number of residential properties, enclosed by hedgerow and trees, which creates a soft edge to the village. Development in this location would create an area of backland development which would not relate well to the existing built form.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse effect on the setting of a Grade II

	areas, listed buildings, registered parks and gardens and scheduled monuments)?		Listed Building due to loss of significant green edge for village on approach from riverside. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located to the east of the historic village core and to the north east of the site of nationally important Waterbeach Abbey (SAM52). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed. Approximately half the site, on the eastern side, is within Flood Zone 2.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport 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 622m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 563m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City	How far is the site		R = >800m

Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 714m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment		AMBER = 1-3km 3.0km ACF from centre of site to South

	centre?		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 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?		A = 400 - 800m 646m ACF from centre of site to Waterbeach Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.4km 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 Total score of 14.

Distance: bus stop / rail station			G = Within 600m (4) 275m ACF from the centre of the site to the nearest bus stop (196 service). 599m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			R = Hourly service (2) 196 service - less than hourly. 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.56km 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?		G = <400m 306m ACF from centre of the site to Waterbeach Station
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. The promoter makes reference to a ransom strip to be negotiated by the developer. If this would provide the necessary connection of the site to the public highway then access at the closest point to the western boundary would be acceptable, subject to design. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car 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): SC019	
Consultation Reference numbers:	
Site name/address: Land adj to 35 Burgess Road, Waterbeach	
Map:	



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

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

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

Current use(s): Paddock

Proposed use(s): Residential development

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

Potential residential capacity: 30 dwellings (30 dph)

LAND			
PDL	Would development make		RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but approximately 1/3 of the site, in the north eastern corner, is Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. A large proportion of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development should be compatible with neighbouring uses. The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration - it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Hall Crest Farm & Workshop in close proximity to the east - possible noise and malodour as proposals would be closer than existing residential, but no history of complaints. Minor to moderate adverse noise / odour risk.
Contamination	Is there possible 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).
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?		GREEN = Development could deliver significant new green infrastructure. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. 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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is located in an area with an irregular boundary with occasional hedgerows and woodland / paddocks abutting low density housing provides a soft edge and rural setting for the village. This part of Waterbeach is characterised by woodland and paddocks. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it.
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) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is located in an area with an irregular boundary with occasional hedgerows and woodland / paddocks abutting low density housing provides a soft edge and rural setting for the village. Development in this location would create an area of backland development which

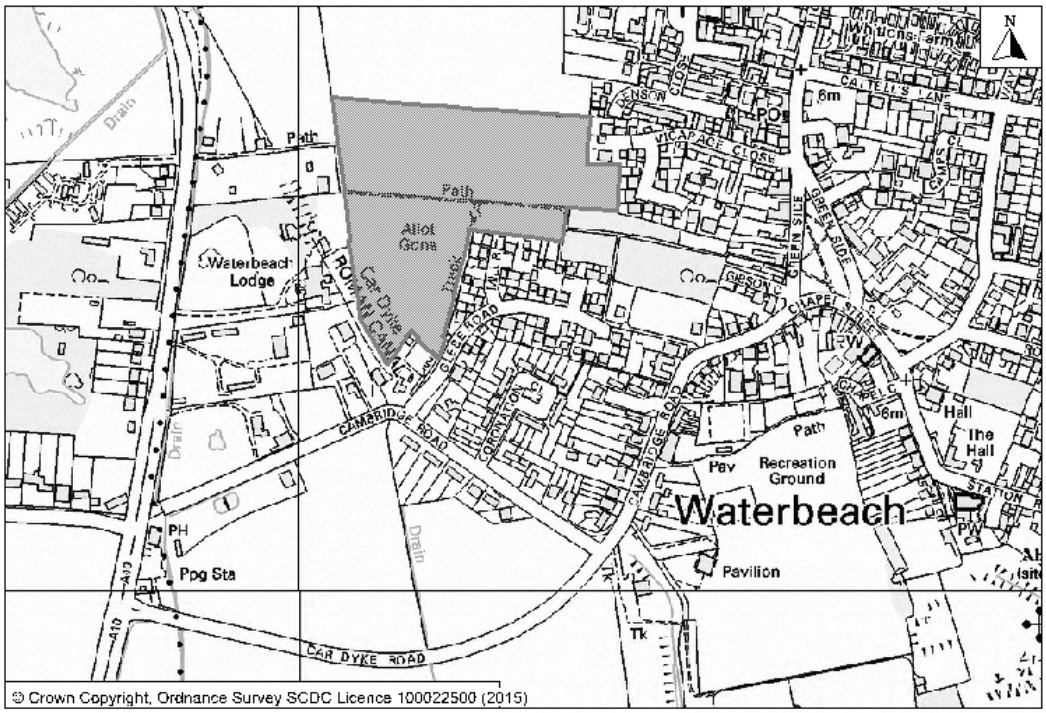
			would not relate well to the existing built form. This site is situated alongside the railway line, and does not relate well to the built part of the village except at the Burgess Road frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Adverse effecton the setting of a Grade II Listed Building due to loss of significant green edge for village on approach from riverside. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk Flood Zones 2 and 3 (or other form of flood risk incapable of appropriate mitigation) - approximately 2/3 of the site is within Flood Zones 2 & 3.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply..
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km 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 789m 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 683m 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 548m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.3km 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 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?		A = 400 - 800m 595m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.4km 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 accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 13
Distance: bus stop / rail station			A = Within 800m (3) 545m ACF from the centre of the site to the nearest bus stop (196 service). 697m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 582m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing for this number of dwellings and would recommend that the Local Planning Authority contact Rail Track before

			progressing this site. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car 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): SC043	
Consultation Reference numbers:	
Site name/address: Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	
Map:  © Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)	
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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development should be compatible with neighbouring uses. The A10 lies close to the east and traffic noise will need assessment but residential use is likely to be acceptable with careful noise mitigation. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
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 is used as allotments 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 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

			south east on the opposite site of the railway line and it may be possible to provide a link to this.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. 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 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	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) - 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?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		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

	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		(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 CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to 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

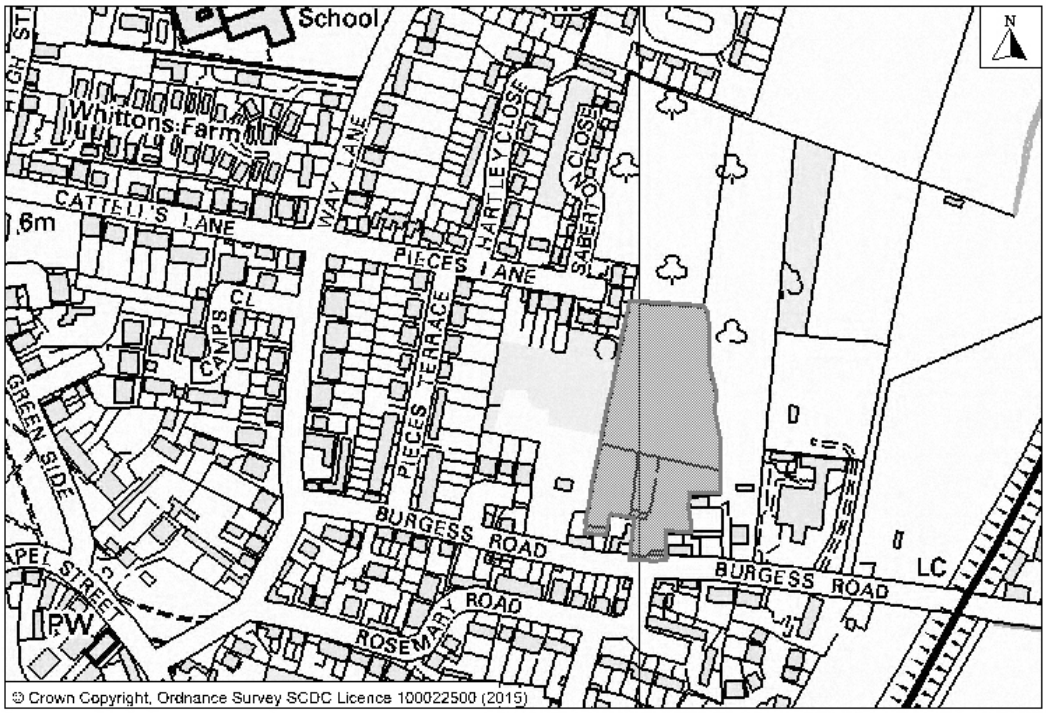
Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 896m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.6km 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 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?		A = 400 - 800m 626m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.4km 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			G = Within 600m (4)

stop / rail station			409m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.15km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,030m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. 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 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): SC090	
Consultation Reference numbers:	
Site name/address: Burgess Road, Waterbeach	

Map:



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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. 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?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. 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 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

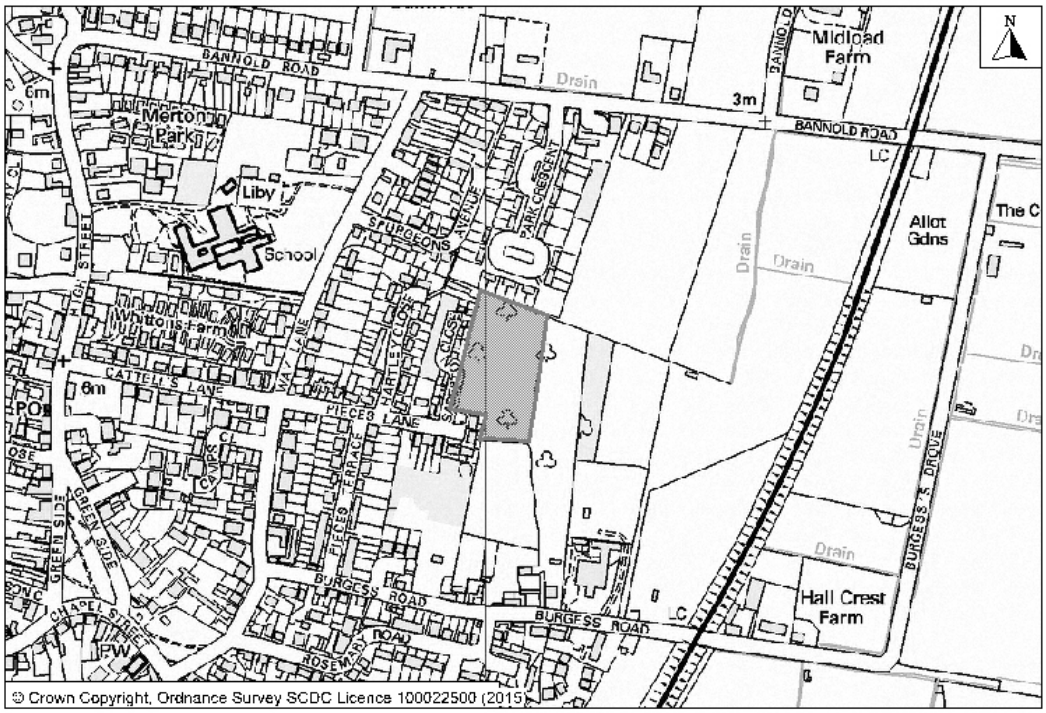
			viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to 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 Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.2km 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. 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.
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: Primary School	How far is the nearest primary school?		A = 400 - 800m 431m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.2km 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) 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 nearest bus stop (9 service).
Frequency of Public Transport			A = Hourly service (2) 196 service - less than hourly.

			9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.62km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 466m 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. 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 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): SC091	
Consultation Reference numbers:	
Site name/address: Saberton Close, Waterbeach	
Map:	



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 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 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. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development 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.
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 situated approximately 80m to the south west of the site.

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. The site is in a substantial area of woodland and grassland which may result in some habitat loss.
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 80m to the south 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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. 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		RED = Significant negative impact on townscape character, no satisfactory

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		mitigation measures possible. 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 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.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

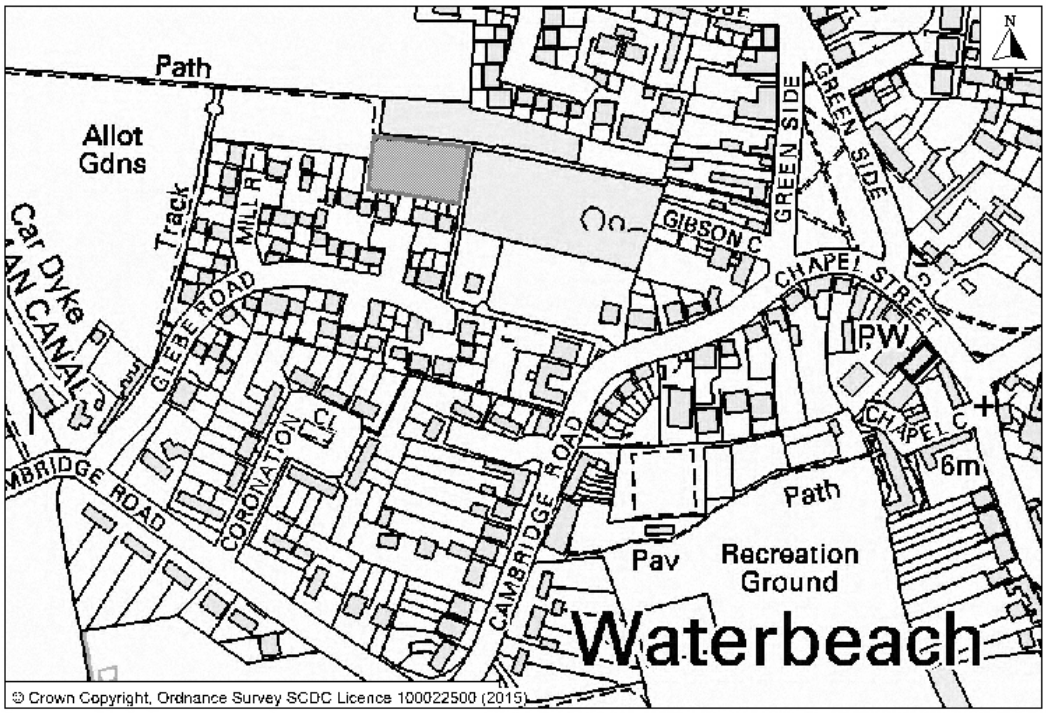
	accessible open space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 606m ACF from centre of the site to land north of Levitt Lane, Waterbeach
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 482m 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?		G = <400m 350m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation	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, 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 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 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 336m ACF from centre of site to Waterbeach Community Primary School.
Distance:	How far is the		R = Greater than 3km

Secondary School	nearest secondary school?		5.2km 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) 440m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.75km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 630m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The 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): SC142	
Consultation Reference numbers:	
Site name/address: Land north of Poorsfield Road, Waterbeach	
Map:	



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

	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 would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
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 is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north 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 44m to the north 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. Footpaths run along the northern and eastern boundaries of the site and it should be possible to provide a link to these.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

	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 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 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 (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. However, it may be

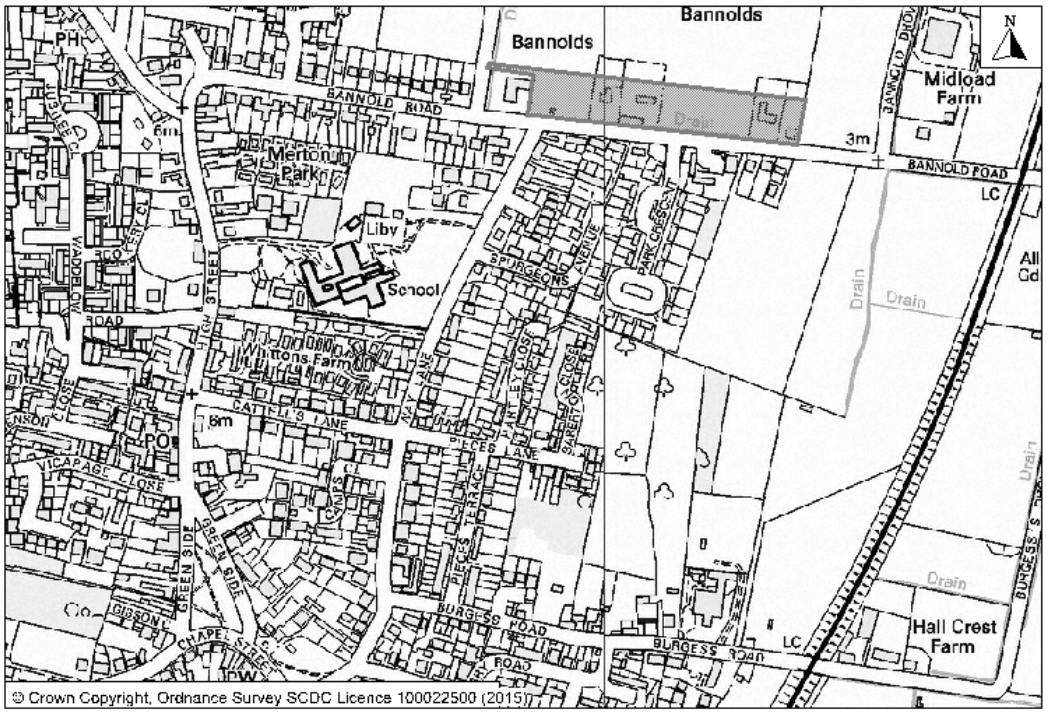
			possible to develop part of the site if it were reduced in size and additional landscape screening eastern edge. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	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.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 272m 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 780m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the

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

	including communications infrastructure and broadband?		insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education 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?		A = 400 - 800m 499m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.6km 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.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			R = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City			G = 5km to 10km (4)

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?		R = >800m 847m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The 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 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

	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 reserves?		GREEN = Site is not within an allocated or safeguarded area. 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			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		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 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 is a group of protected trees located 20m to the south west.
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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the diversity and distinctiveness of landscape character?		character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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 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 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.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan.
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		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). 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. Archaeological potential will require further information but the assumption for a neutral

	scheduled monuments)?		impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 395m ACF from centre of the site to land north of Levitt Lane, Waterbeach
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 713m 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?		G = <400m 143m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

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

	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 transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.03km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 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. 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 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	
Map:	



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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation. Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to it being military land. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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)?		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.
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 CULTURAL HERITAGE			

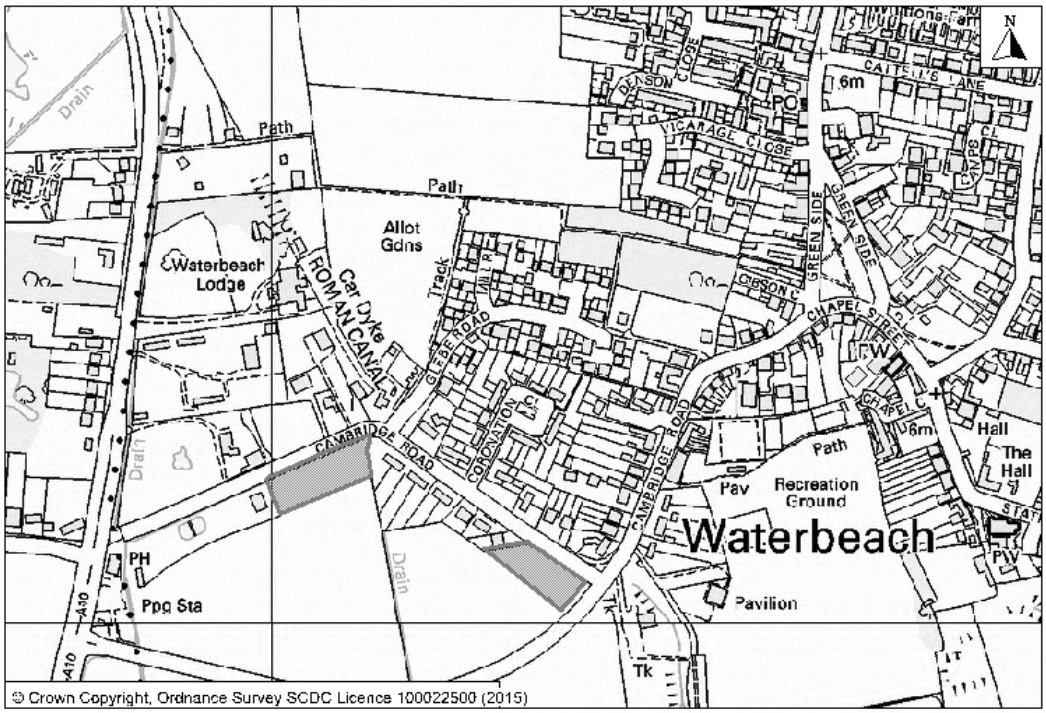
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The built 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
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

	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.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km 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 588m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 462m 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		A = 400 - 800m 408m ACF from centre of site to Rosalind

	service?		Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.3km 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		G = No loss of employment land / allocation is for employment development

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		G = <400m 368m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.2km 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) 437m ACF from the centre of the site to the nearest bus stop (196 service). 457m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public			R = Hourly service (2)

Transport			196 service - less than hourly. 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.71km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 571m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The 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): SC202	
Consultation Reference numbers: 52 (I&O 2012)	
Site name/address: Land off Cambridge Road, Waterbeach	
Map:  © Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2015)	
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.

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. The majority 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 adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A10, but should be possible to mitigate. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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). The 'Cambridge Road Willow Pollards' County Wildlife Site lies approximately 55m to the west of the site.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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

			performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.
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 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 performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes The site is included in the Green Belt in the Submission Local Plan.
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 tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Roman settlement and industry to the south, linked to the Car Dyke by a Droveway. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

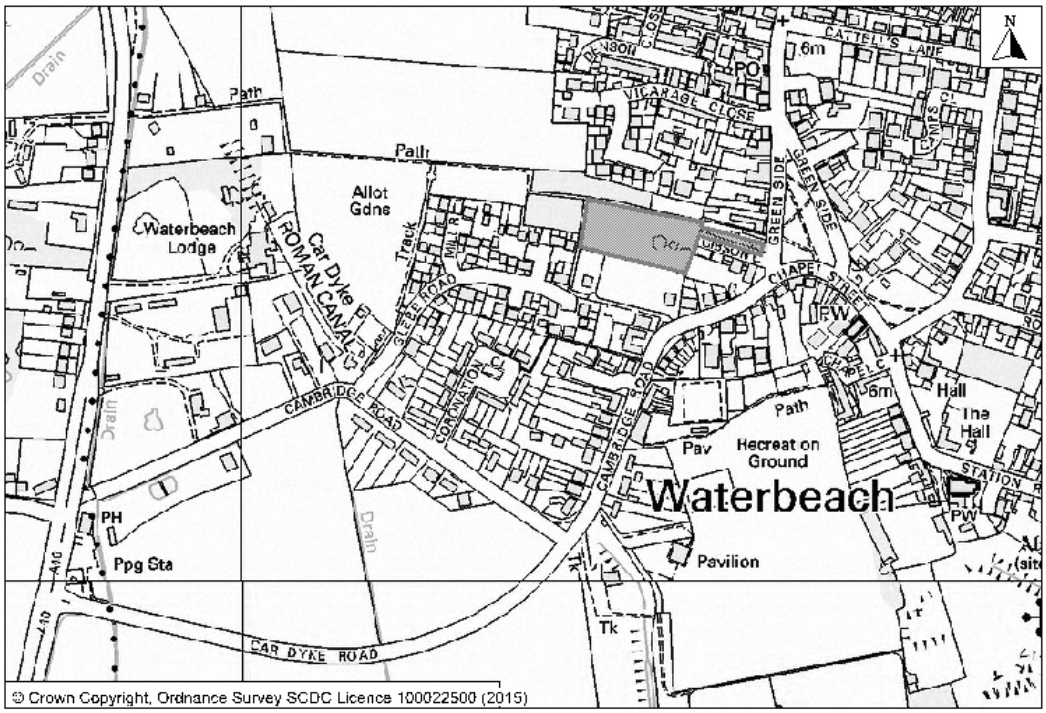
	of publically accessible open space?		provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km 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 422m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 546m 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?		R = >800m 1,158m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate		AMBER = Adequate scope for integration with existing communities

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

Primary School	nearest primary school?		877m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.5km 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.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 240m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			R = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.81km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 921m 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. 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 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): 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

	versatile agricultural land?		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 would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
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 is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 22m to the north 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 22m to the north.
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. Footpaths run along the northern and western boundaries of the site and it should be possible to provide a link to these.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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 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 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?		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

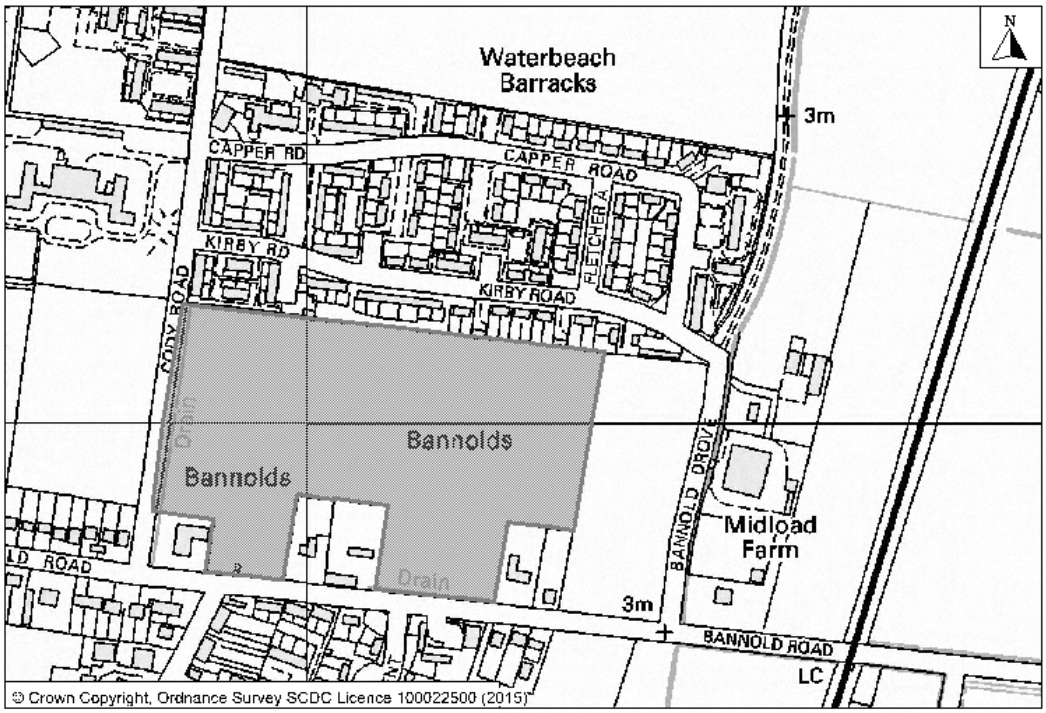
			is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 191m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 171m 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 729m ACF from centre of site to Rosalind Franklin House
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	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			
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

			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?		A = 400 - 800m 448m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.7km 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.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 122m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.24km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train		A = 400 - 800m 751m 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?		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	
Consultation Reference numbers:	
Site name/address: Land adjacent to 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 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 versatile agricultural land?		Development would not affect best and 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 reserves?		GREEN = Site is not within an allocated or safeguarded area. 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 adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
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		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
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 12m to the south west.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site 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

			intrude into the rural separation area between Waterbeach and the Barracks.
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) - If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m or onsite provision

	for children and teenagers?		371m ACF from centre of the site to land north of Levitt Lane, Waterbeach
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 790m ACF to Chapel Street, Waterbeach
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 170m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.77km 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. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 444m 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		RED = Service does not meet the

	Quality Public Transport (at edge of site)?		requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score 16
Distance: bus stop / rail station			GG = Within 400m (6) 155m ACF from the centre of the site to the nearest bus stop (Waterbeach, Kirby Terrace)
Frequency of Public Transport			A = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 28 Minutes from Waterbeach to Cambridge (Waterbeach, Kirby Terrace to Cambridge, Drummer Street).
Distance for cycling to City Centre			G = 5km to 10km (4) 9.10km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,028m 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 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): 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 development make use of previously developed land?		RED = Not on PDL
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. 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			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?		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 is in use for allotments 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

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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.
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 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.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Conservation Area lies approximately 150m to the south west, containing several 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.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).

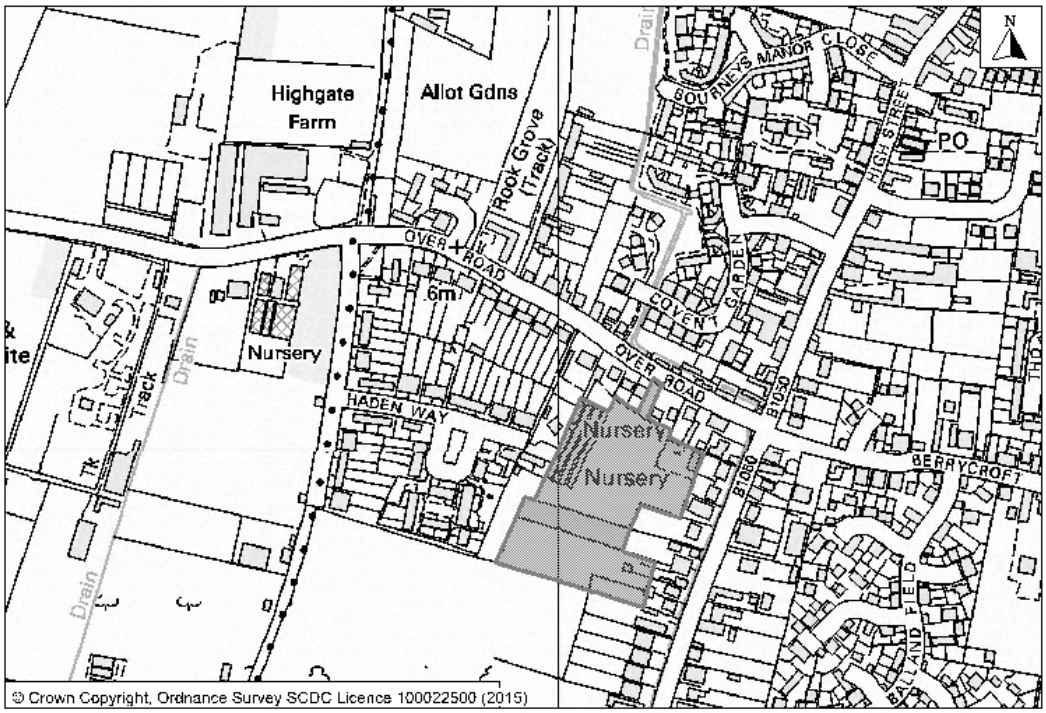
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 733m ACF 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 Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 830m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation	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, 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 8.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development 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, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 800m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.4km 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 13.
Distance: bus stop / rail station			G = Within 600m (4) 579m ACF from the centre of the site to nearest bus stop (Citi 5).
Frequency of Public Transport			R = Hourly service (2) Citi 5 has an hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 9.59km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10,666m 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		AMBER = No impacts

	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 Over Road, Willingham	
Map:	



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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Noise, odour and dust from Aspinalls Builders Yard are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment 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 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 is in use for commercial and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			

Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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 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	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.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk 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

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

			development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses 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 (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 7.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises. Part of the site was formerly used for horticultural and storage (but use ceased in 2005).
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, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 461m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.3km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			GG = Within 400m (6) 152m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.67km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 11,175m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the		RED = Insufficient capacity / access. Negative effects incapable of appropriate

	highway network, where there is available capacity?		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. 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	
Map:	



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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would create an area of backland development within

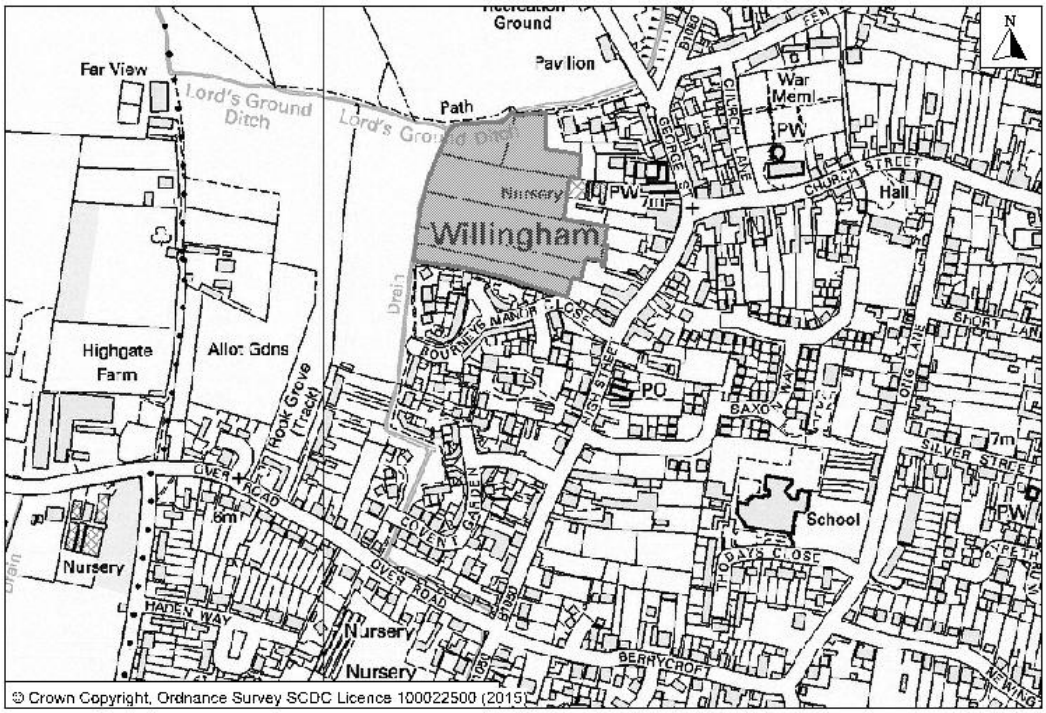
	and scale of development?		existing ribbon development south of the village. It would have a detrimental impact on the linear and rural character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site 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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.2km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 868m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 935m 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 development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site isolated on edge of village far from local facilities.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on

	vitality and viability of Cambridge, town, district and local centres?		vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 9.4km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 774m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.2km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		GREEN = Score 15-19 from 4 criteria below Total score of 15.

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 180m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.77km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10,942m 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. 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): SC157	
Consultation Reference numbers: N/A	
Site name/address: Land to the rear of High Street / George Street, Willingham	
Map:	



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 reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation 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 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 of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		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. 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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. 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 enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. 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. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings.
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 The site forms an important part of the setting of the adjoining Conservation Area and 4 Grade II Listed Buildings and as well as other 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 CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk The majority of the site is 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.
HUMAN HEALTH AND WELL BEING			

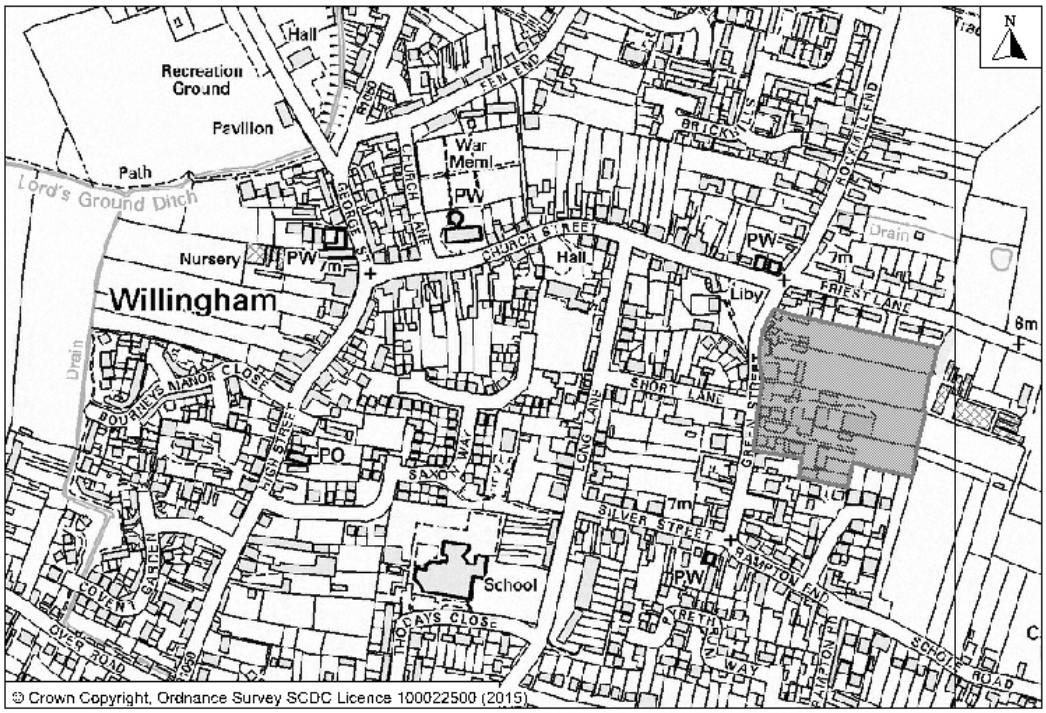
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to 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 development.
Integration with Existing Communities	How well would the development on the site integrate with existing		AMBER = Adequate scope for integration with existing communities Site adjacent to existing built up area of

	communities?		village
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 8.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development 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, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 418m ACF from centre of site to Willingham Primary School.
Distance: Secondary	How far is the nearest secondary		R = Greater than 3km

School	school?		4.7km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station			GG = Within 400m (6) 164m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.77km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 11,270m 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. 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 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): 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

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

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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 enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site is split in character, between its residential frontage and the 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 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 (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site contains 2 Grade II Listed Buildings and part of the site is within the Willingham Conservation Area. Development would have a direct major 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.

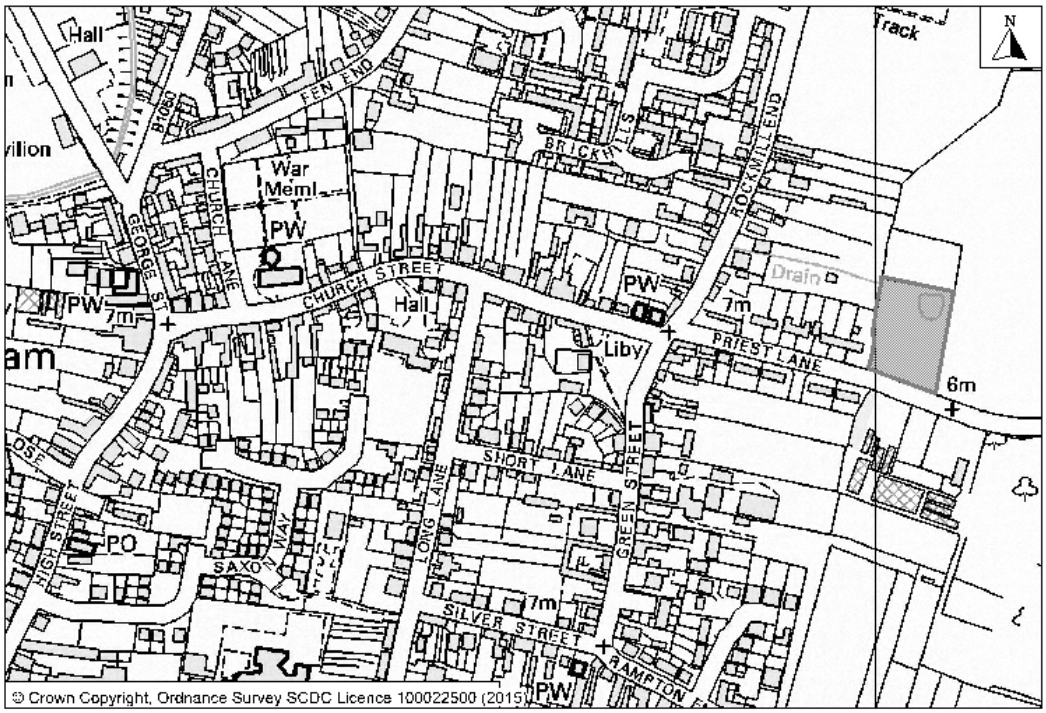
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 697m 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 Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 582m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 891m ACF from centre of site to The Surgery, Willingham
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 7.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications		GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly

	infrastructure and broadband?		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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 463m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.3km ACF from centre of site to Swavesey 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 13.
Distance: bus stop / rail station			G = Within 600m (4) 405m ACF from the centre of the site to nearest bus stop (Citi 5).
Frequency of Public Transport			R = Hourly service (2) Citi 5 has an hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 41 minutes from Willingham to Cambridge Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.46km ACF from the centre of the site to St. Ives Market.
Distance:	How far is the site		R = >800m

Railway Station	from an existing or 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	
Map:	



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

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

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - 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 extent from the east. The site is rural in character.
Townscape	Will it maintain and enhance the		RED = Significant negative impact on townscape character, no satisfactory

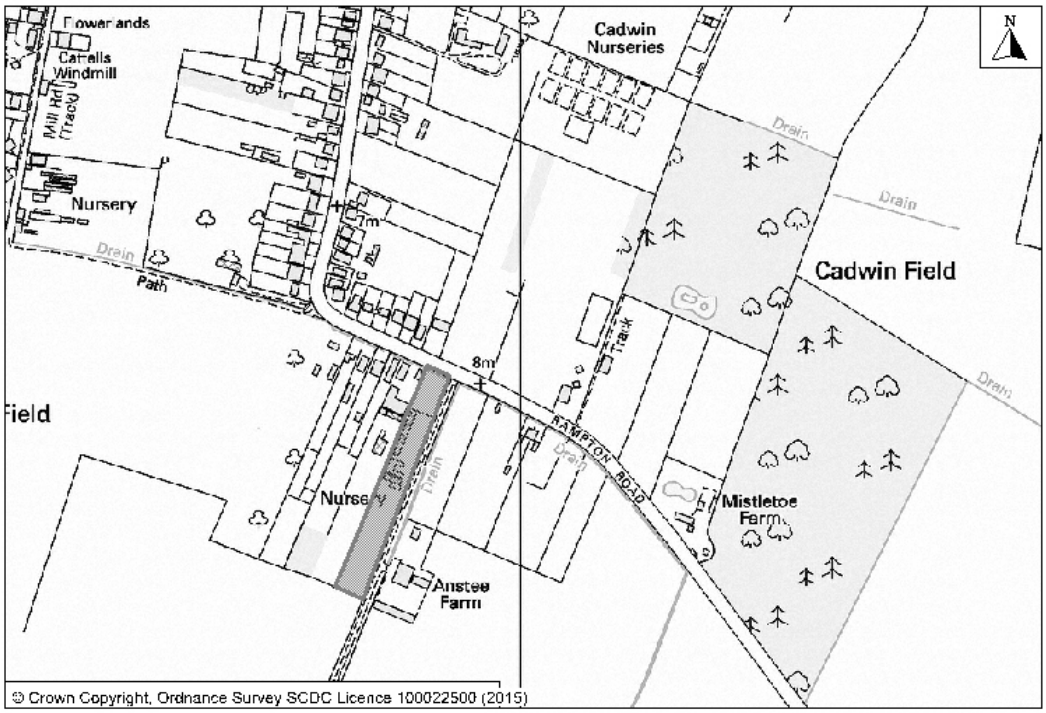
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has 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 CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply .
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Willingham Recreation Ground

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 773m ACF from centre of the site to Willingham 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 740m ACF to the High Street - location chosen as representation of central point of these services and facilities
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 524m 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 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 Located on the edge of the village but adjacent to the existing built up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		.GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 7.9km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development 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, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 646m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.3km 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 13
Distance: bus stop / rail station			G = Within 600m (4) 525m ACF from the centre of the site to nearest bus stop (Citi 5).
Frequency of Public Transport			RED = Hourly service (2) Citi 5 has an hourly service.
Public transport journey time to City Centre			AMBER = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.60km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10,544m 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

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	
Map:	



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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - west of the site is operational nurseries at 134 Rampton Road & agricultural uses to the south east at Anstee Farm Black Pit Drove. These are medium to large sized industrial type units / uses including light 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 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		GREEN = No impact / Capable of full mitigation

	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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	distinctiveness of landscape character?		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	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. 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	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,535m 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 Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,171m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,059m ACF from centre of site to The Surgery, Willingham
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		RED = Limited scope for integration with

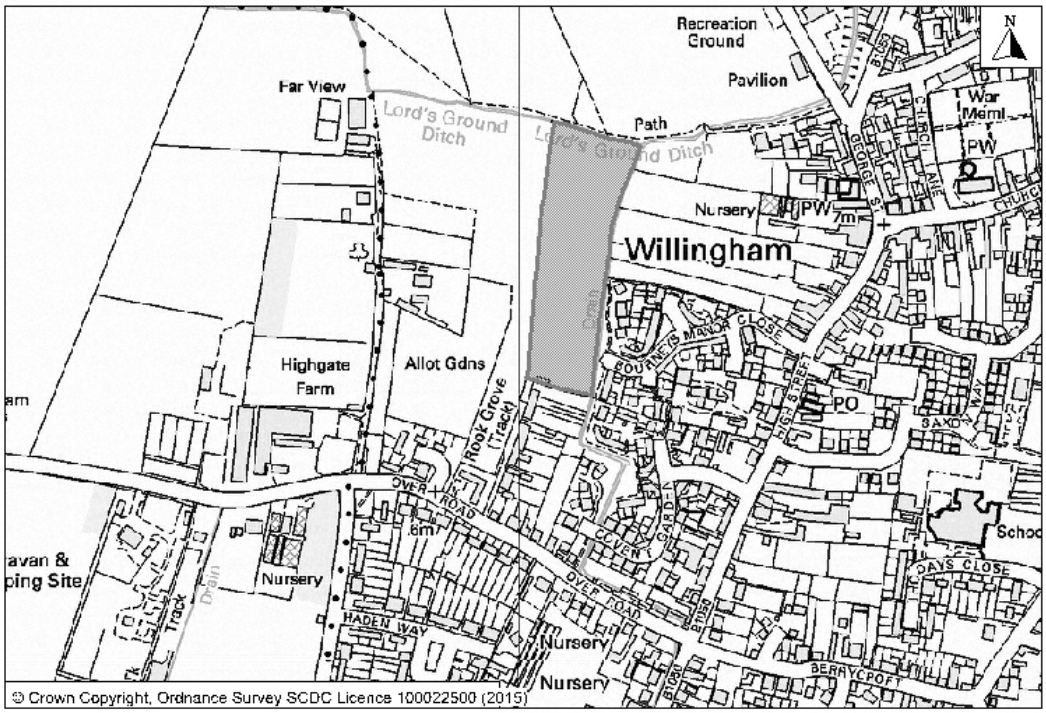
with Existing Communities	development on the site integrate with existing communities?		existing communities / isolated and/or separated by non-residential land uses Isolated site, removed from the built-up area of the village
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 6.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises. Promoter also suggests site has potential for light industry, which may be possible to the rear of the site, away from residential 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, 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 secondary school capacity.

Distance: Primary School	How far is the nearest primary school?		R = >800m 947m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.7km 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 11.
Distance: bus stop / rail station			A = Within 1000m (2) 877m ACF from the centre of the site to nearest bus stop (Citi 5).
Frequency of Public Transport			A = Hourly service (2) Citi 5 has an hourly service.
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 5 Bus service takes 41 minutes from Willingham to Cambridge. Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.59km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10,141m 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

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

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath lies along the northern boundary of the site.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of the 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

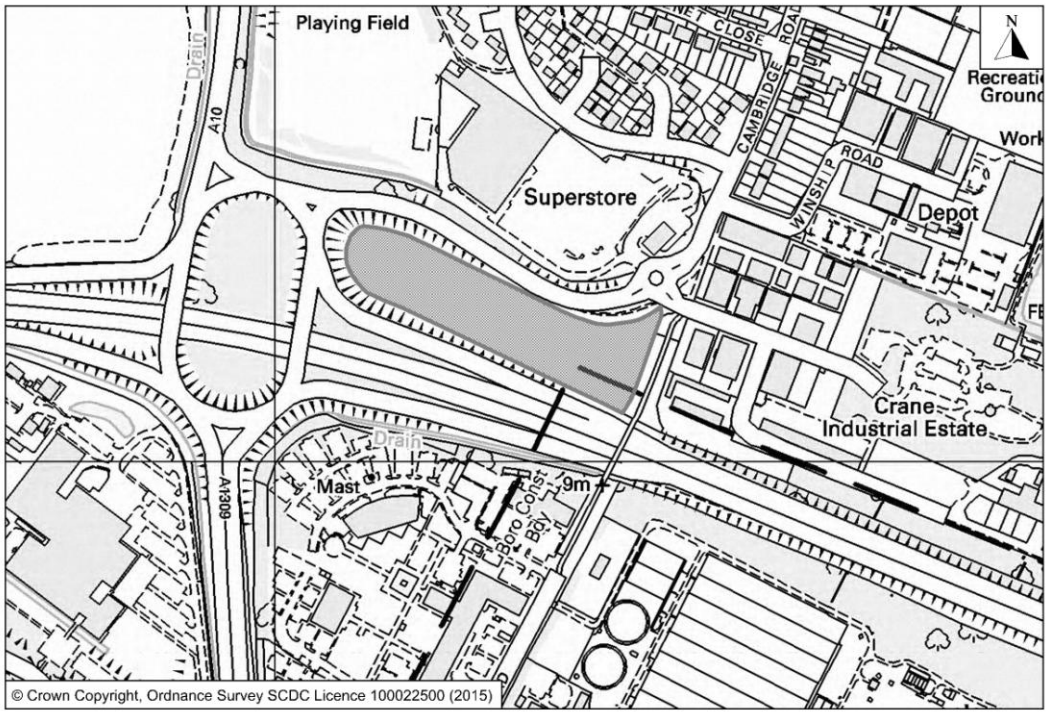
			accommodate a much smaller development on part of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of 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 CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk 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: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 369m ACF from centre of the site to Willingham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 268m from nearest centre ACF (Willingham, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 482m ACF from centre of site to The Surgery, Willingham
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities It may be possible to integrate a smaller development on part of the site.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		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 8.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, 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 secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 484m ACF from centre of site to Willingham Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.6km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total Score of 14
Distance: bus stop / rail station			GG = Within 400m (6) 265m to nearest bus stop ACF (Willingham, Osborn Close)
Frequency of Public Transport			R = Hourly service (2) Hourly service (Citi 5)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 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	
Map:	



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 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. 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

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

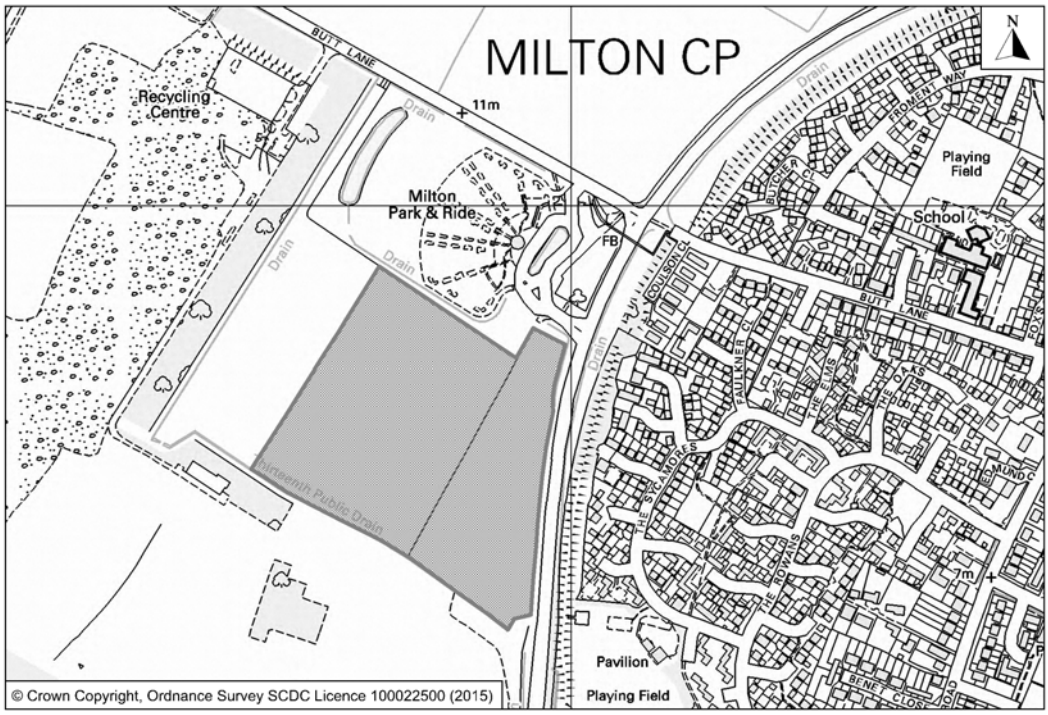
	Green Belt purposes?		maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural 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
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
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
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
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is surrounded by roads, including the busy A14 and A14 / A10 junction.
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 - 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 Site is proposed for employment
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 Site is proposed for employment

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Site is adjacent to the Jane Costen Cycle Bridge and routes into the City centre.
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.		DARK GREEN = Score 19-25 Total score 21
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 15 minutes (Winship Road, Milton to Cambridge, Drummer Street)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 3997m ACF from centre of the site to Waterbeach Station

	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): SCEM2	
Consultation Reference numbers:	
Site name/address: West of the A10 and south of the Park & Ride, Milton	
Map:	



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

	best and most versatile agricultural land?		site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative 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 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 Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1000m of an AQMA, M11 or A14 792m ACF from edge of site to AQMA. 272m 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)?		RED = Significant adverse impacts incapable of appropriate mitigation Some possible noise from the A14 and neighbouring operational landfill, waste disposal and recycling site. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and a poor quality living environment and possible nuisance.
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. The site is adjacent to a known landfill site, therefore investigation will be required
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 International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.

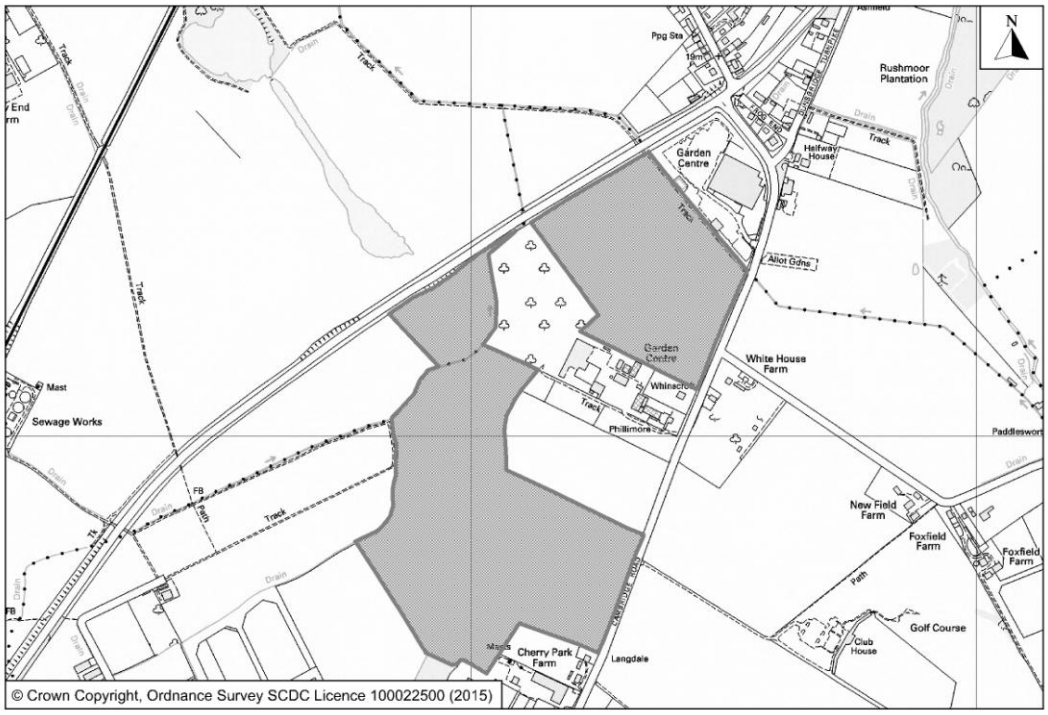
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes Significant negative impact (development conflicts with landscape character, with 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 enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing 0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing 297m ACF from centre of the site to Milton Recreation Ground

Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 889m ACF from centre of site to Milton 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. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
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 0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing 736m ACF from centre of site to Milton C of E Primary School
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing 2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		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	
Map:	



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

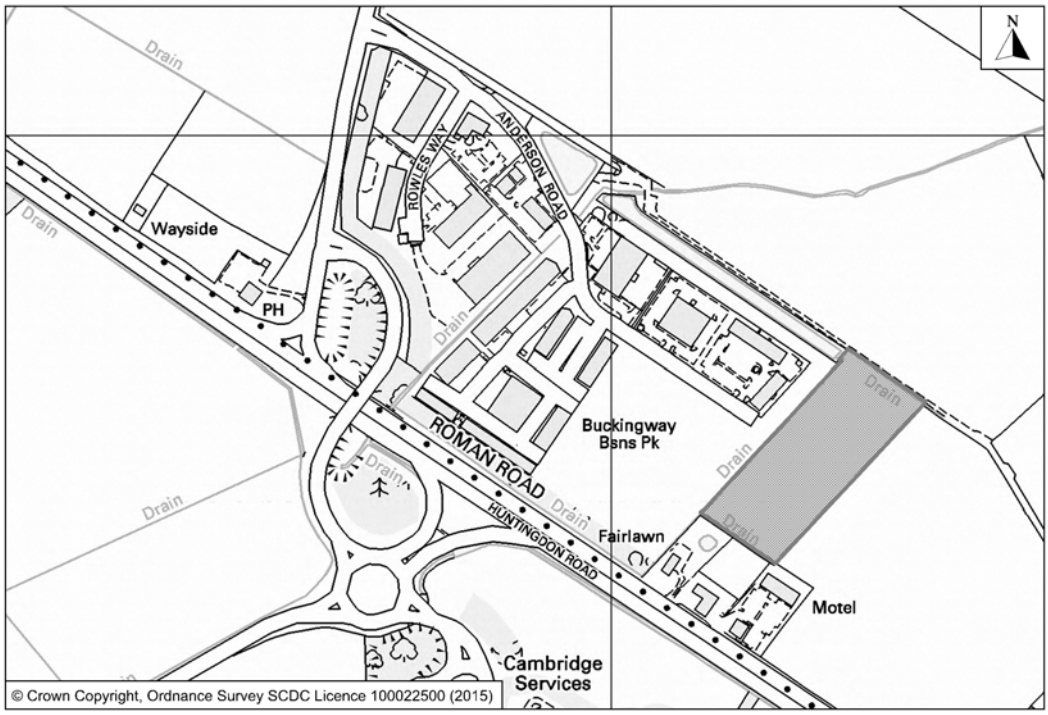
	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There are two protected trees situated on the road frontage of White House farm, Melbourn
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (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
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Parts of the site are within Flood Zones 2 and 3 and will require careful mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		R = >800m

Service	nearest health centre or GP service?		
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, isolated and not well related to the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new		G = No loss of employment land / allocation is for employment development

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

	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): SCEM7	
Consultation Reference numbers:	
Site name/address: Land adjoining Buckingway Business Park, Swavesey	
Map: 	
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 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?		AMBER = <1,000m of an AQMA, M11 or A14. 100m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Some possible noise from the A14 and neighbouring commercial uses
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, 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		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
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		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting

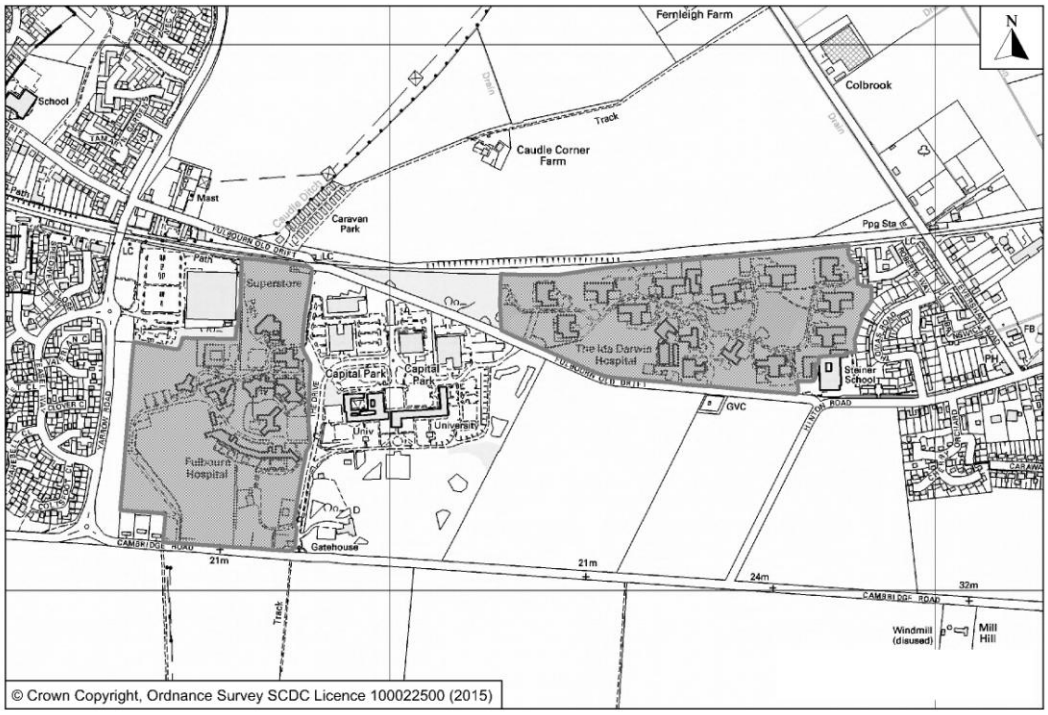
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m
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
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

	and leisure (shops, post offices, pubs etc?)		
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. Adjacent to an existing business park
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 - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? RED = >3km AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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		GREEN = Existing infrastructure likely to be sufficient

	infrastructure, including communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
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.		RED = Score 0-4 from 4 criteria below Total score 3
Distance: bus stop / rail station			RR= Beyond 1,000m (0)
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			RR= Greater than 50 minutes (0)
Distance for cycling to City Centre			A = 10km to 15 km (3)
Distance: Railway	How far is the site from an existing or		R = >800m 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	
Map:	



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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. The site is not located within an area that experiences poor quality. However, 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 Cambridge which is an AQMA.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation The site is adjacent to a railway line. However, the policy requires that investigation into noise pollution and vibration is investigated and attenuated as necessary.
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) Land contamination must be investigated and remediated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation The site is also in a Groundwater Protection Zone and appropriate measures will be needed to protect the environment
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links he site is generally of low ecological sensitivity and developers will be required to undertake ecological surveys and monitoring prior to the commencement of construction and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures. Reducing development on the Ida Darwin site will enable enhancement.
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 Opportunity to deliver a green wedge, and enhanced countryside access.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the

	appropriate design and scale of development?		creation of an area of open countryside character which could help increase the openness of the Green Belt.
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 Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Development on Fulbourn Hospital site will need to consider impact on the Fulbourn Hospital Conservation area. There is a scheduled monument north of the Ida Darwin site. Archaeology will require mitigation.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood zone 1 (low Risk). Known high water table will require mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Creation of a green wedge.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		R = >800m

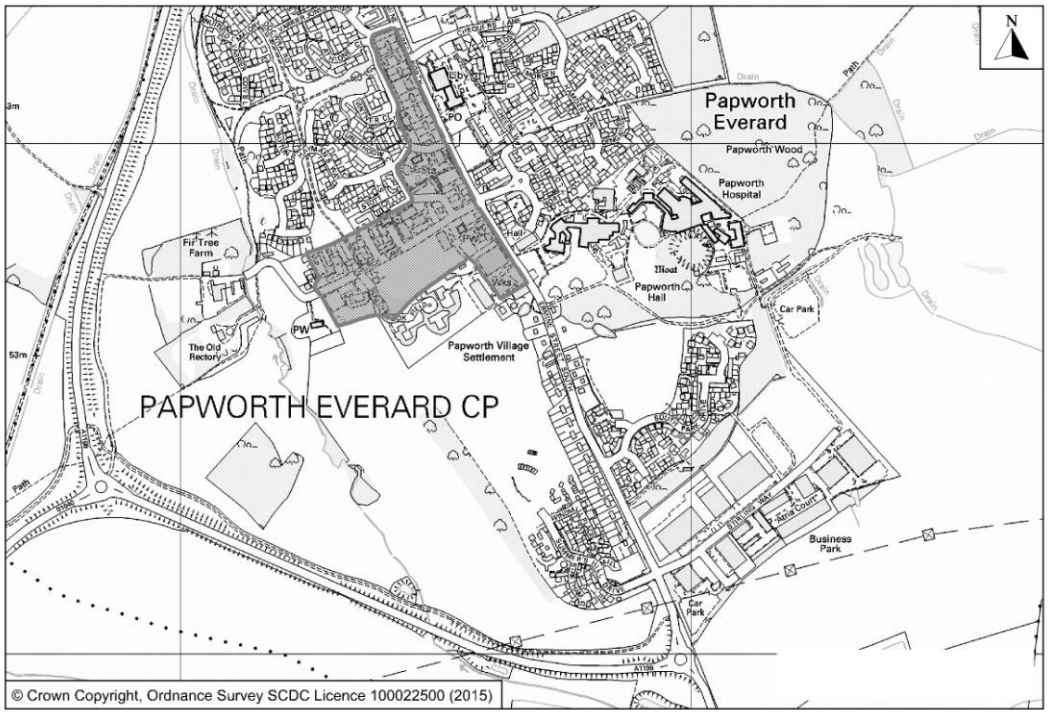
District or Local Centre	from the nearest District or Local centre?		Ida Darwin site around 1,200m from village centre of Fulbourn
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		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 employment centre?		1.0km ACF from centre of the site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Will support continued operation of the hospital, through site rationalisation.
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
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		R =>800m 1,289m ACF from centre of site to Bewick Bridge Primary School, Cherry Hinton.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.6km ACF from centre of site to Netherhall School.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 15
Distance: bus stop / rail station			GG = Within 400m (6) Bus stop on site frontage
Frequency of Public Transport			A = 30 minute frequency (3) Citi1 provides 30 minute service
Public			A = 41 to 50 minutes (2)

transport journey time to City Centre			Around 45 minutes
Distance for cycling to City Centre			G = 5km to 10km (4) 6km
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 4,408m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SP/10 / H/3	
Consultation Reference numbers:	
Site name/address: Papworth Everard West Central	

Map:



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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse 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

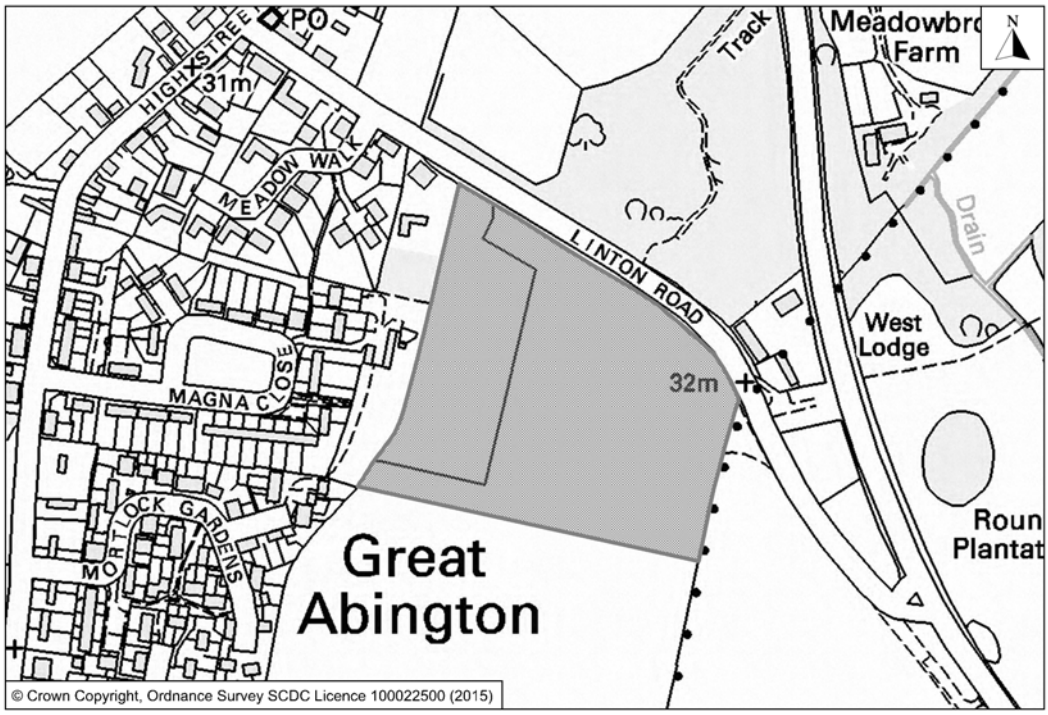
	interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The site contains a number of individual protected trees, particularly to the Ermine Street North road frontage. There are two groups of protected trees along Church Lane, including a large group within the southern boundary 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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in the centre of the village in a coordinated way.
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (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 Part of area is a conservation area, and includes the listed Church. Policy will provide opportunities to improve the setting of this area.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Papworth Everard Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 370m ACF from centre of the site to land south of Dockwra Road, Papworth Everard.
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
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		G = <400m 399m ACF from centre of site to Surgery, 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			
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 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.

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 547m ACF from centre of site to Pendragon Community Primary School, Papworth Everard.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.8km ACF from centre of site to Cambourne Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 16
Distance: bus stop / rail station			GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site.
Frequency of Public Transport			R= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 7km to St.Ives
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

Site Information	
Development Sequence	**Group Village (Parish Proposal)**
Site reference number(s):	
Consultation Reference numbers: Policy H/1:i	
Site name/address: Land at Linton Road, Great Abington	
Map: 	
Site description: The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside. The site is an arable field enclosed by hedges. Part of the site is occupied by allotments.	
Current use(s): Western part of the site is allotments, the remainder is agricultural land.	
Proposed use(s): Residential, delivery of a new community orchard. Retention of allotments.	
Site size (ha): South Cambridgeshire: 4.11 ha.	
Potential residential capacity: 35 dwellings.	

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?		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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Environmental Health has concerns about traffic noise from busy Linton Rd and from dog kennels nearby that can generate unpredictable noise. 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. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			

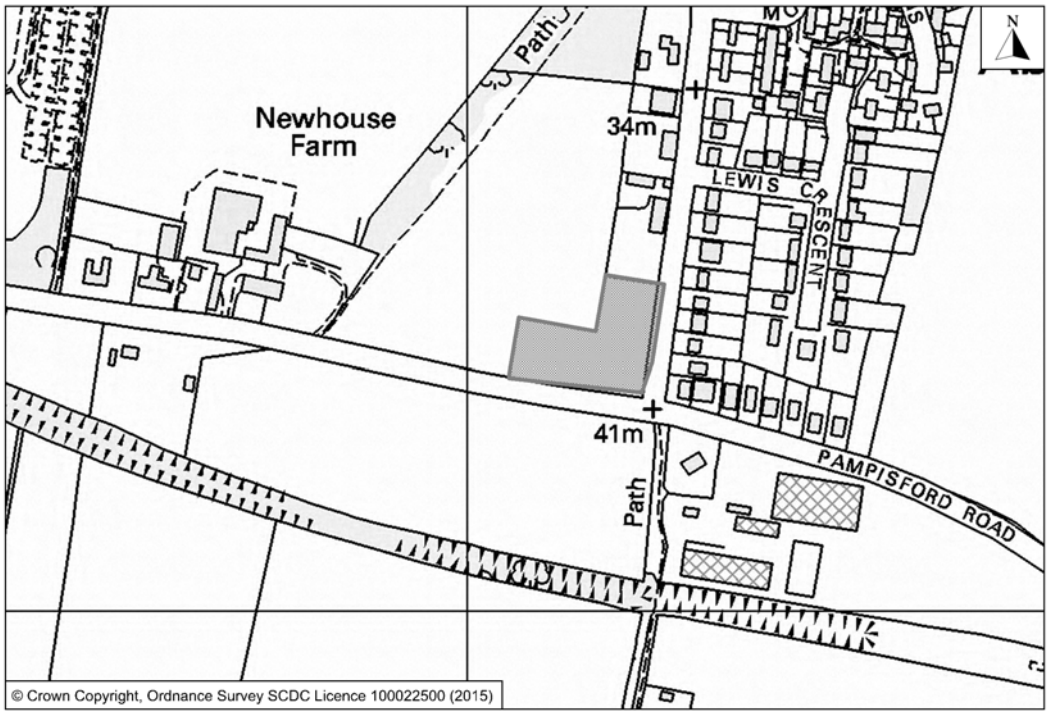
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPO trees on site boundary.
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. Part of site will be delivered as a community Orchard.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). Prominent site on this approach

			into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts. (Updated)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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). Minor impact on the setting of a number of listed buildings and Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision

Outdoor Sport Facilities	nearest outdoor sports facilities?		
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
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 316 m ACF to the village Post Office - location represents of central point in relation to other services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within

	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 360m.
Distance: Secondary	How far is the nearest secondary		A = 1 to 3 km

School	school?		2.7km Linton Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 319 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 28 Minutes from Great Abington to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.03 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Highway Authority has concerns about accident record of the A1307. (Updated)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Group Village (Parish Proposal)**
Site reference number(s): 211 (part)	
Consultation Reference numbers: Policy H/1:j	
Site name/address: Land at Pampisford Road / High Street, Great Abington	
Map: 	
Site description: The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house – Newhouse Farmhouse and gardens with mature trees adjoining the south - west. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area.	
Current use(s): Agriculture	
Proposed use(s): Residential.	
Site size (ha): South Cambridgeshire: 0.55 ha.	
Potential residential capacity: 12 dwellings	

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land 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. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Environmental Health has concerns about noise from nearby industrial 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. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.

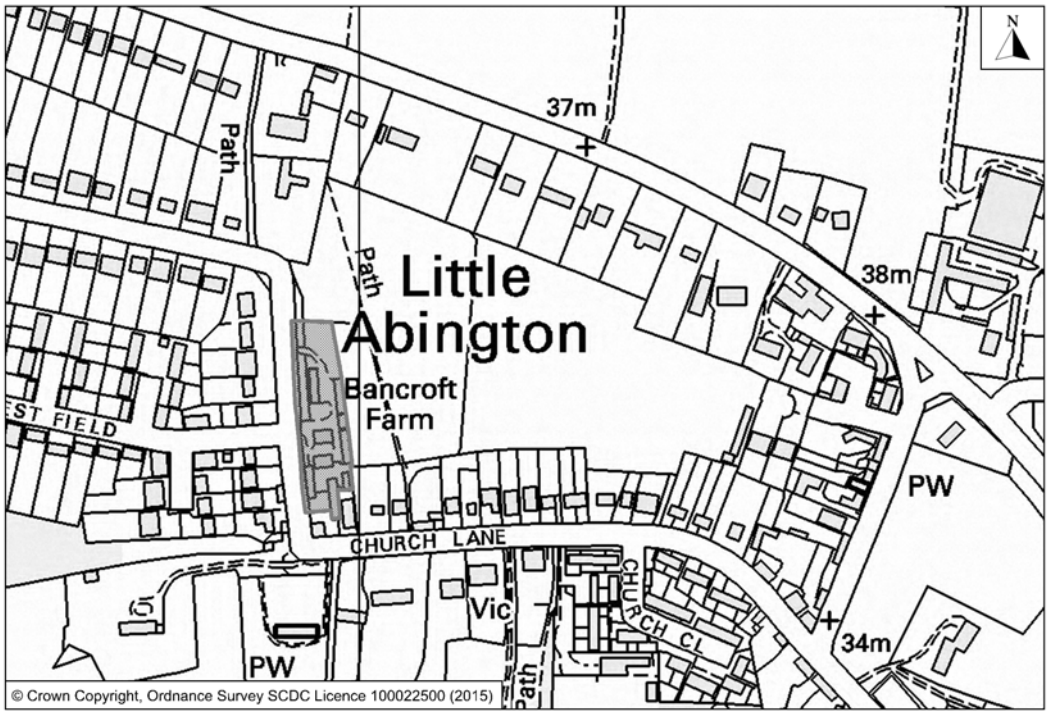
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as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

			result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges would mitigate impacts.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		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) . Minor adverse harm to listed buildings due to loss of farmland settings and backdrop to former farmstead and due to loss of visual link between adjacent farmsteads. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m
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 661 m ACF to the village Post Office - location represents of central point in relation to other services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.8 km Linton Village College
TRANSPORT			

Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 99 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 29 Minutes from Great Abington to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.69 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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. Highway Authority has concerns about accident record of the A1307. (Updated).
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Group Village (Parish Proposal)**
Site reference number(s): 028	
Consultation Reference numbers: Policy H/1:k	
Site name/address: Land at Bancroft Farm, Church Lane, Little Abington	
Map: 	
Site description: The site is the centre of Little Abington. It consists of a collection of former farm buildings and two silos that are part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings, which is enclosed by residential on all sides. To the south of the site are houses in Church Lane and beyond St Marys Church and parkland down to the River Granta. To the west of the site is residential.	
Current use(s): Agriculture, redundant farm buildings	
Proposed use(s): Residential. Proposed for 6 high quality cottages, retention of flint boundary wall, landscape buffer along rear edge of site.	
Site size (ha): South Cambridgeshire: 0.42 ha.	
Potential residential capacity: 6 dwellings	

LAND			
PDL	Would development make		AMBER = Partially on PDL

	use of previously developed land?		Partly PDL, farmyard buildings.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land 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. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

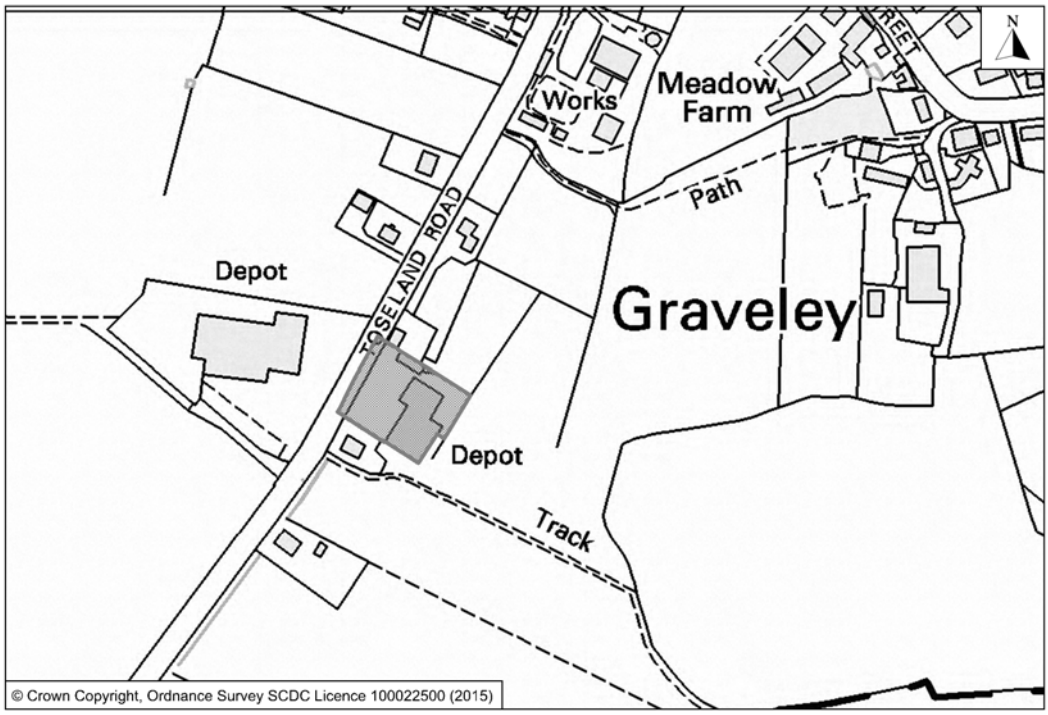
			measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)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

	character?		of open land. (Updated).
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Some loss of rural context to Bancroft Farm. However the farm buildings are growing increasingly derelict. Policy H1/k requires a high quality cottage development at a low density, retention of flint boundary wall and creation of a landscape buffer. (Updated).
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 Some impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. Policy provides for mitigation through requiring a high quality cottage development with retention of a flint boundary wall, development to enhance the Conservation Area, retention of a landscape buffer and a low density of development. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. (Updated)
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?		
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m
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 197m ACF from the centre of the site to Church Lane, central in relation to services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.6 km Linton Village College

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 256m ACF from the centre of the site to the nearest bus stop (Cambridge Road).
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 27 Minutes from Little Abington to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.85km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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	**Infill Village (Parish Proposal)**
Site reference number(s):	
Consultation Reference numbers: Policy H/1:l	
Site name/address: Land at Toseland Road Graveley	
Map: 	
Site description: Depot site. Agricultural land to the east. Residential properties on either side of the road frontage.	
Current use(s): Depot	
Proposed use(s): Residential.	
Site size (ha): South Cambridgeshire: 0.4 ha.	
Potential residential capacity: 6 dwellings	

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

	agricultural land?		and 2)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
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		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

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	character, including through appropriate design and scale of development?		Would relate to local townscape character and offer opportunities for 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)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		RED = >3km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact

	Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 192m ACF to Graveley Village Centre (High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		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,		GREEN = No effect or would support the vitality and viability of existing centres

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km
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.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal.
Distance: Primary School	How far is the nearest primary school?		R = >800m 4.6km
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6km Cambourne Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.
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		DARK RED = Score 0-4 from 4 criteria below

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			RR= Beyond 1000m (0) 408 m ACF from the centre of the site to the nearest bus stop (Church Lane). However, there is only a bus service on Saturdays (with 2 bus journeys each way to Huntingdon). In light of the lack of a regular service it has not been scored.
Frequency of Public Transport			R= Less than hourly service (0) Less than Hourly service.
Public transport journey time to City Centre			RR= Greater than 50 minutes (0) 32 Minutes from Graveley to Huntingdon.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.19km ACF from the centre of the site to Huntingdon Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
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

This page is intentionally left blank