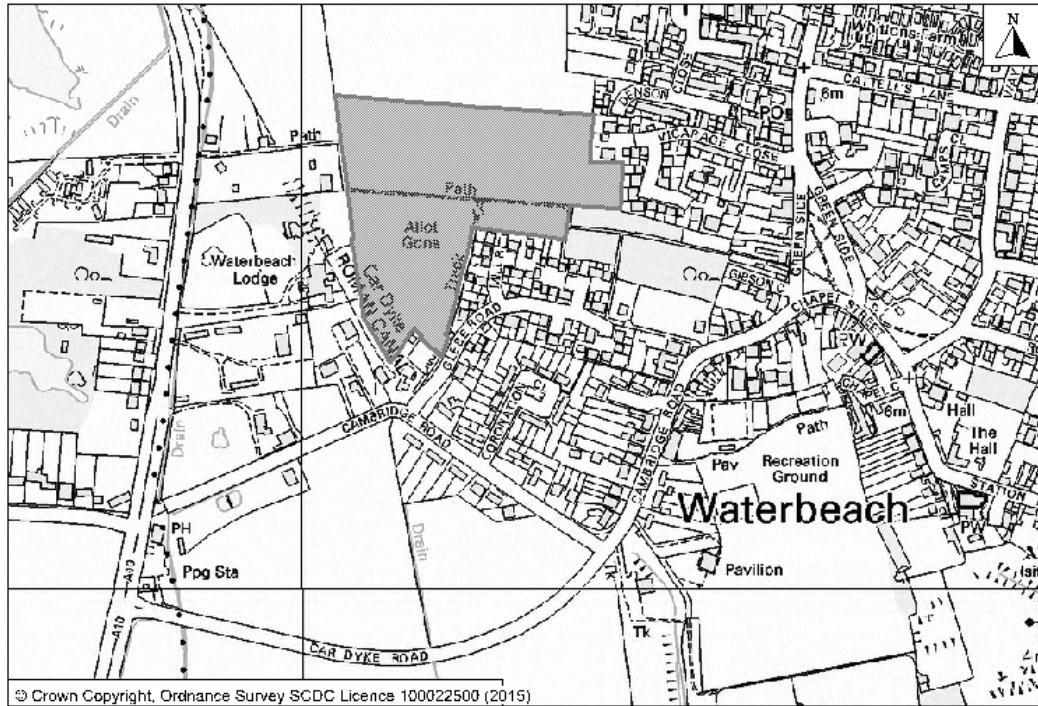


Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC043	
Consultation Reference numbers:	
Site name/address: Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	

Map:



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	<p>Would development make use of previously developed land?</p> <div style="display: flex; align-items: center; gap: 10px;"> <div style="width: 20px; height: 20px; background-color: red;"></div> RED = Not on PDL </div>

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 be 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)		<p>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.</p> <p>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.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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</p>

			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?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside around this site. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and 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.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation

	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the site boundaries. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and forms part of the setting of the Conservation Area and Listed Buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE 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

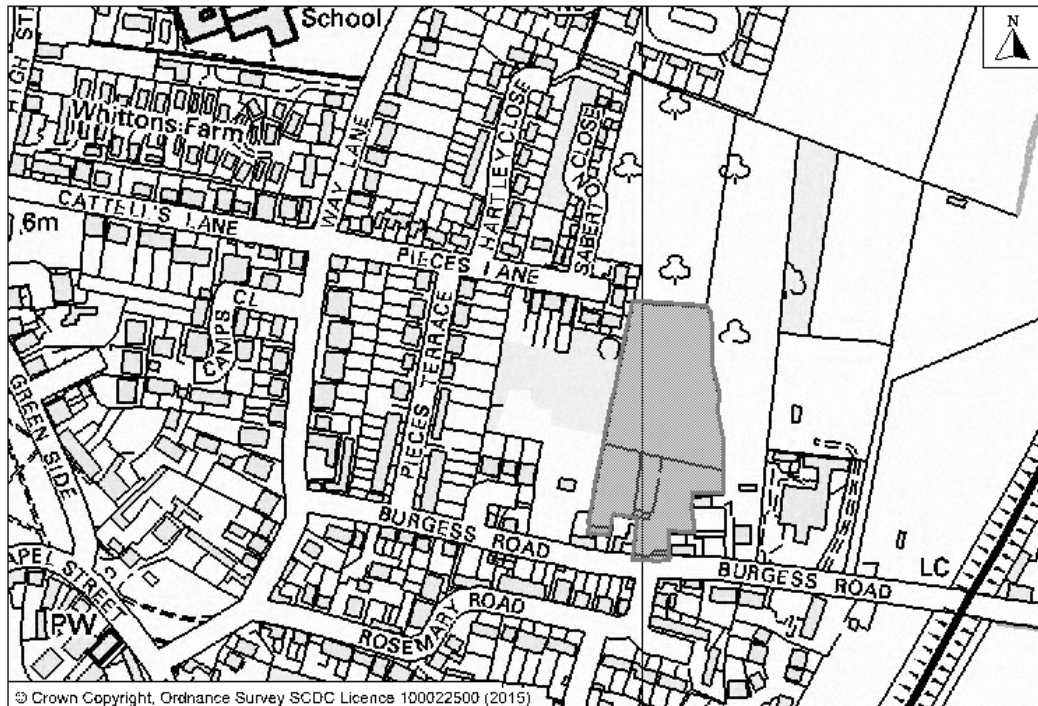
			clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 896m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it 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		RED = >3km

	employment centre?		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		AMBER = Score 10-14 from 4 criteria below Total score of 14

	four criteria below.		
Distance: bus stop / rail station			G = Within 600m (4) 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 be 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)		<p>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.</p> <p>No impact on protected sites and species (or impacts could be mitigated). There are protected trees are situated approximately 55m to</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>Protected trees are situated approximately 55m to the west of the site.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>

LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
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,		<p>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.</p> <p>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</p>

	registered parks and gardens and scheduled monuments)?		site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE 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 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
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 services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>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.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>431m ACF from centre of site to Waterbeach Community Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>R = Greater than 3km</p> <p>5.2km ACF from centre of site to Cottenham Village College.</p>
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>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.</p>
HQPT	Is there High Quality Public Transport (at edge of site)?		<p>RED = Service does not meet the requirements of a high quality public transport (HQPT)</p>
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.		<p>AMBER = Score 10-14 from 4 criteria below</p> <p>Total score of 14</p>
Distance: bus stop / rail station			<p>G = Within 600m (4)</p> <p>375m ACF from the centre of the site to the nearest bus stop (196 service).</p> <p>462m ACF from the centre of the site to the</p>

			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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>Protected trees are situated approximately 80m to the south west of the site.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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.</p>

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
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)?		<p>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</p> <p>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.</p>
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 0.7km 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		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 3.4km 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:	How far is the		G = <400m

Primary School	nearest primary school?		336m 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) 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

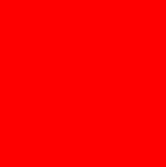

			less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = 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:

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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 be 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)		<p>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.</p> <p>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.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north east.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor</p>

	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 be 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)		<p>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.</p> <p>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.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>A group of protected trees are located 20m to the south west.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the diversity and distinctiveness of landscape character?		<p>character, incapable of mitigation.</p> <p>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.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Green Belt purposes</p> <p>The site is included in the Green Belt in the Submission Local Plan.</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>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</p>

	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.

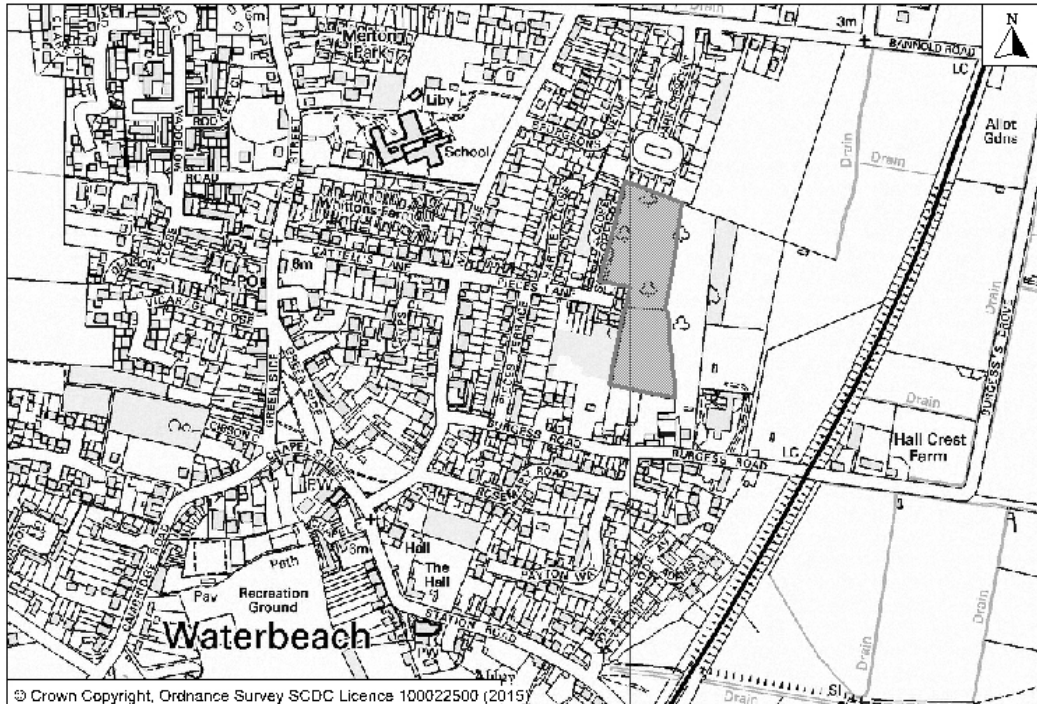
	and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed 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			<p>G = 21 to 30 minutes (4)</p> <p>196 service - 44 Minutes from Waterbeach to Cambridge</p> <p>9 service - 25 Minutes from Waterbeach to Cambridge.</p>
Distance for cycling to City Centre			<p>G = 5km to 10km (4)</p> <p>9.03km ACF from the centre of the site to Cambridge Market.</p>
Distance: Railway Station	How far is the site from an existing or proposed train station?		<p>R = >800m</p> <p>943m ACF from centre of the site to Waterbeach Station.</p>
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>GREEN = No capacity / access constraints identified that cannot be fully mitigated.</p> <p>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.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p> <p>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.</p>

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 be 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?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Greenbelt purposes</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks		<p>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</p> <p>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</p>

	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

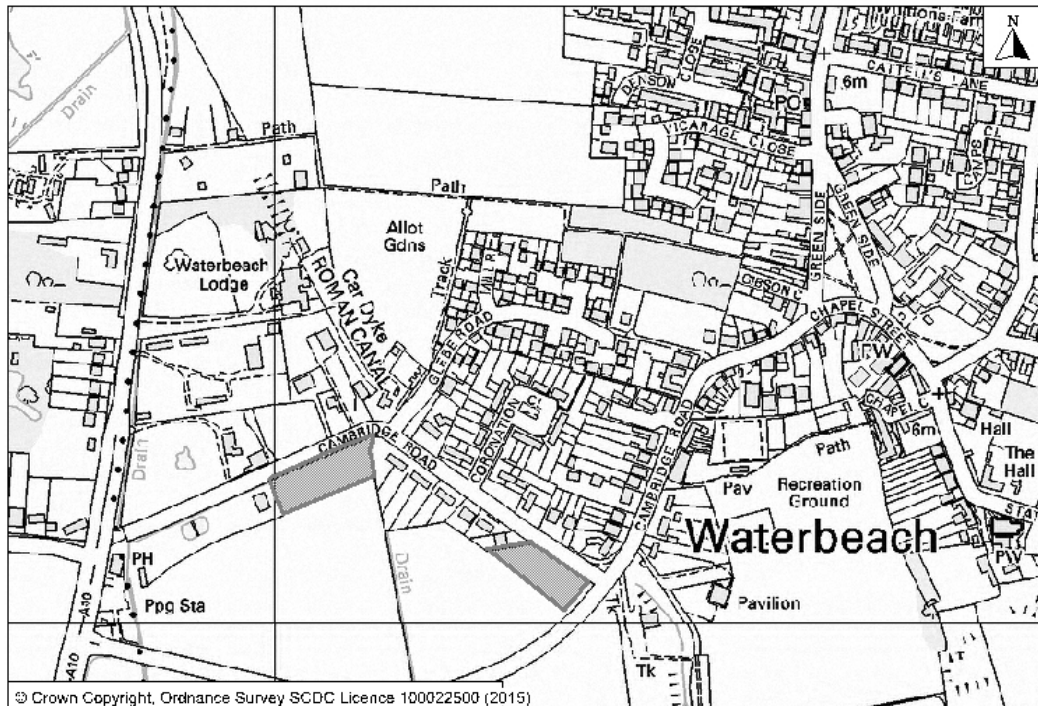
	service?		Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities 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?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>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.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>School capacity not sufficient, but significant issues can be adequately addressed.</p>
Distance: Primary School	How far is the nearest primary school?		<p>G = <400m</p> <p>368m ACF from centre of site to Waterbeach Community Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>R = Greater than 3km</p> <p>5.2km ACF from centre of site to Cottenham Village College.</p>
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>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.</p>
HQPT	Is there High Quality Public Transport (at edge of site)?		<p>RED = Service does not meet the requirements of a high quality public transport (HQPT)</p>
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.		<p>AMBER = Score 10-14 from 4 criteria below</p> <p>Total score of 14.</p>
Distance: bus stop / rail station			<p>G = Within 600m (4)</p> <p>437m ACF from the centre of the site to the nearest bus stop (196 service).</p> <p>457m ACF from the centre of the site to the nearest bus stop (9 service).</p>
Frequency of Public			<p>R = Hourly service (2)</p>

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:



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?		<p>GREEN = Site is not within an allocated or safeguarded area.</p> <p>The majority of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.</p>
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>GREEN = Minimal, no impact, reduced impact.</p> <p>Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.</p>
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)?		<p>AMBER = Adverse impacts capable of adequate mitigation</p> <p>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.</p>
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?		<p>GREEN = No impact / Capable of full mitigation</p> <p>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). 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.</p>
BIODIVERSITY			

Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>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.</p> <p>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.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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</p>

			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?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Greenbelt purposes</p> <p>The site is included in the Green Belt in the Submission Local Plan.</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>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</p> <p>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 Droveaway. 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.</p>
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?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
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

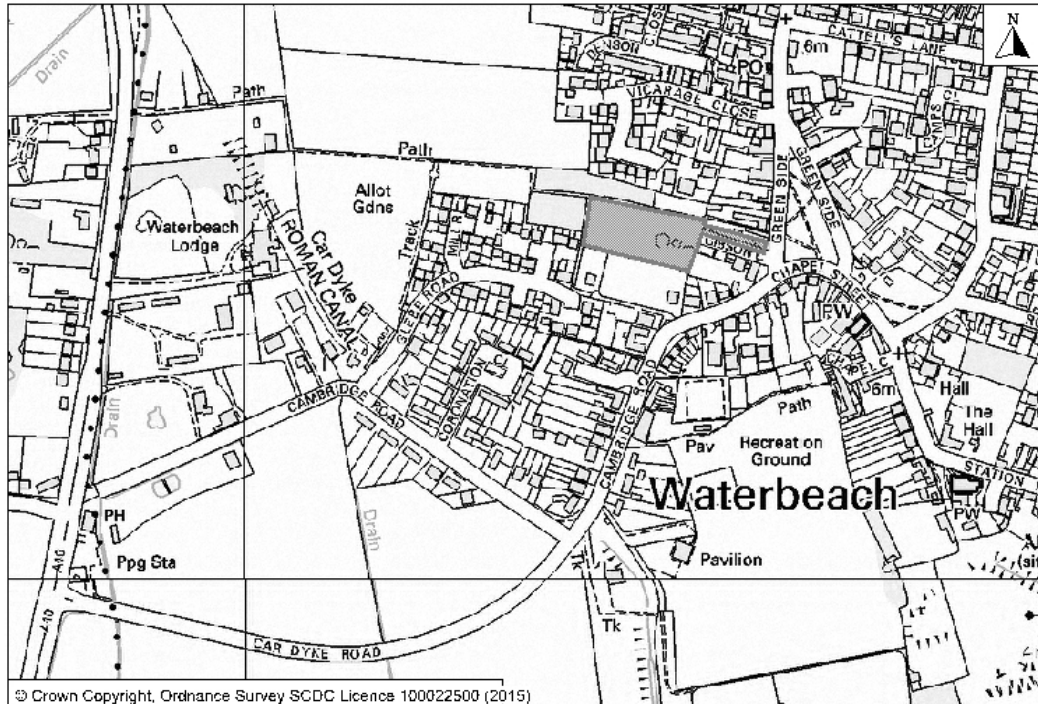
	with existing communities?		
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super 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?		<p>AMBER = No impacts</p> <p>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.</p>

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 be 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)		<p>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.</p> <p>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.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 22m to the north.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again</p>

			<p>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.</p>
Townscape	<p>Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?</p>		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
Green Belt	<p>What effect would the development of this site have on Green Belt purposes?</p>		<p>GREEN = No impact or Minor positive impact on Green Belt purposes</p>
Heritage	<p>Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?</p>		<p>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</p> <p>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</p>

			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

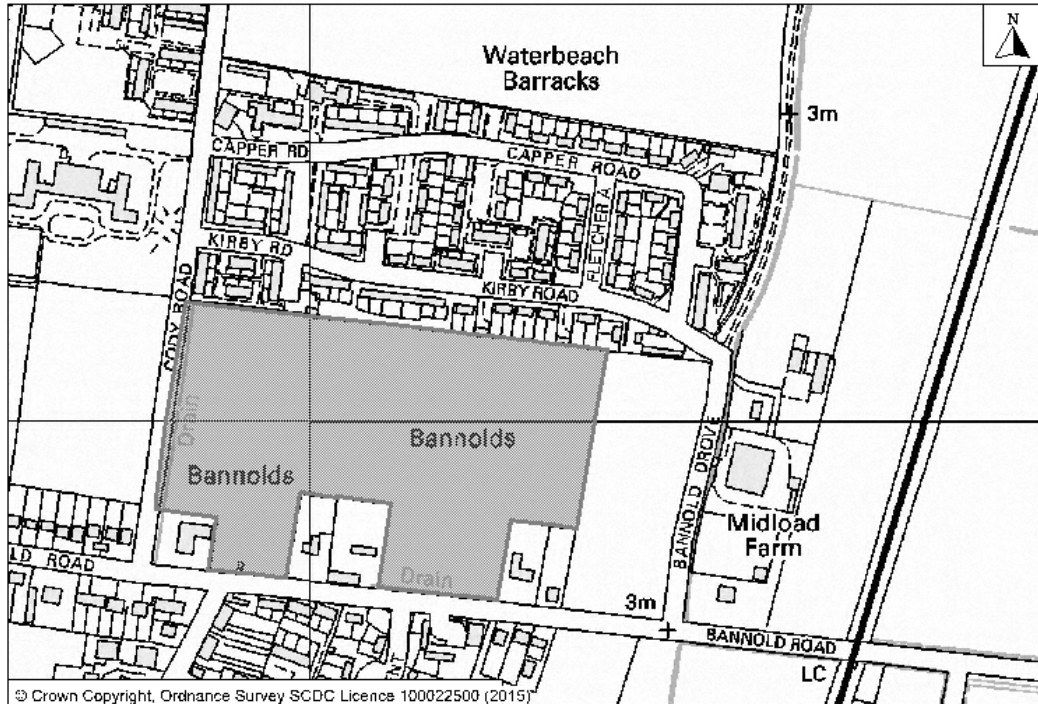
Facilities	and enable engagement in community activities?		<p>the loss of any community facilities or replacement / appropriate mitigation possible.</p> <p>No facilities lost, and no new facilities proposed directly as a result of the development.</p>
Integration with Existing Communities	How well would 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?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>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.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = >3km</p> <p>3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)</p>
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?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>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</p>

			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?		<p>RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation.</p> <p>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.</p>
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 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.
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>A group of protected trees are located 12m to the south west.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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</p>

			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

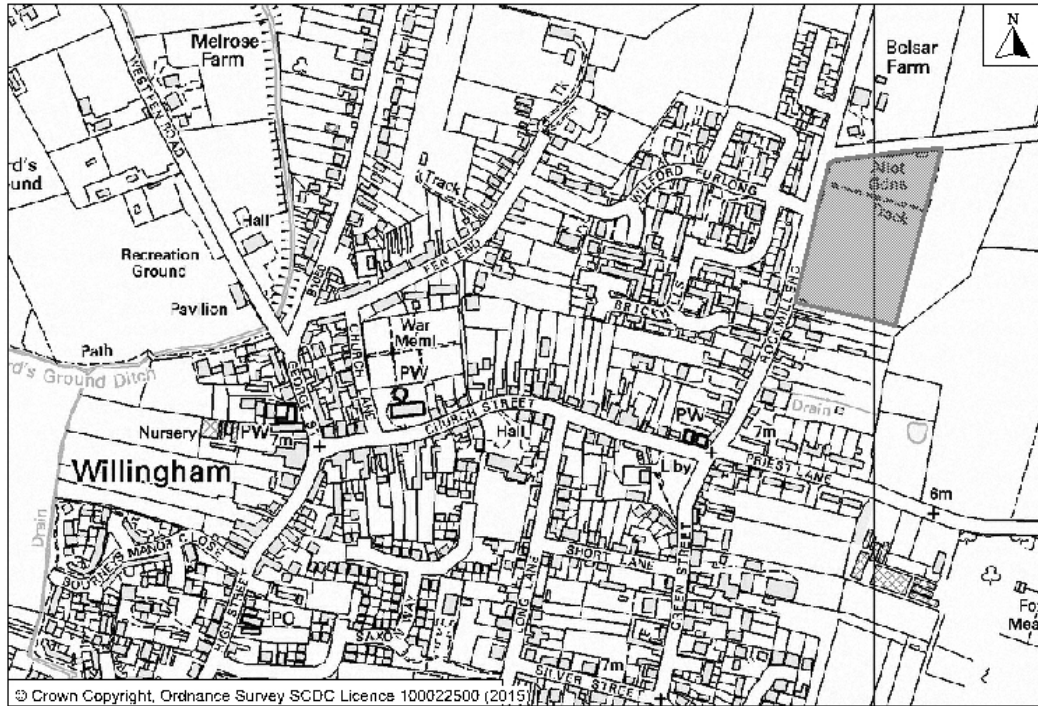
	for children and teenagers?		371m ACF from centre of the site to land north of Levitt Lane, Waterbeach
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local 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?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>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.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = >3km</p> <p>3.77km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)</p>
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?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>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.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>School capacity not sufficient, but significant issues can be adequately addressed.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>444m ACF from centre of site to Waterbeach Community Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>R = Greater than 3km</p> <p>5.1km ACF from centre of site to Cottenham Village College.</p>
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 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) - 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?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
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)?		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>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.</p>
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?		<p>GREEN = Flood Zone 1 / low risk.</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Neutral impact (existing features retained or appropriate mitigation).</p>

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.

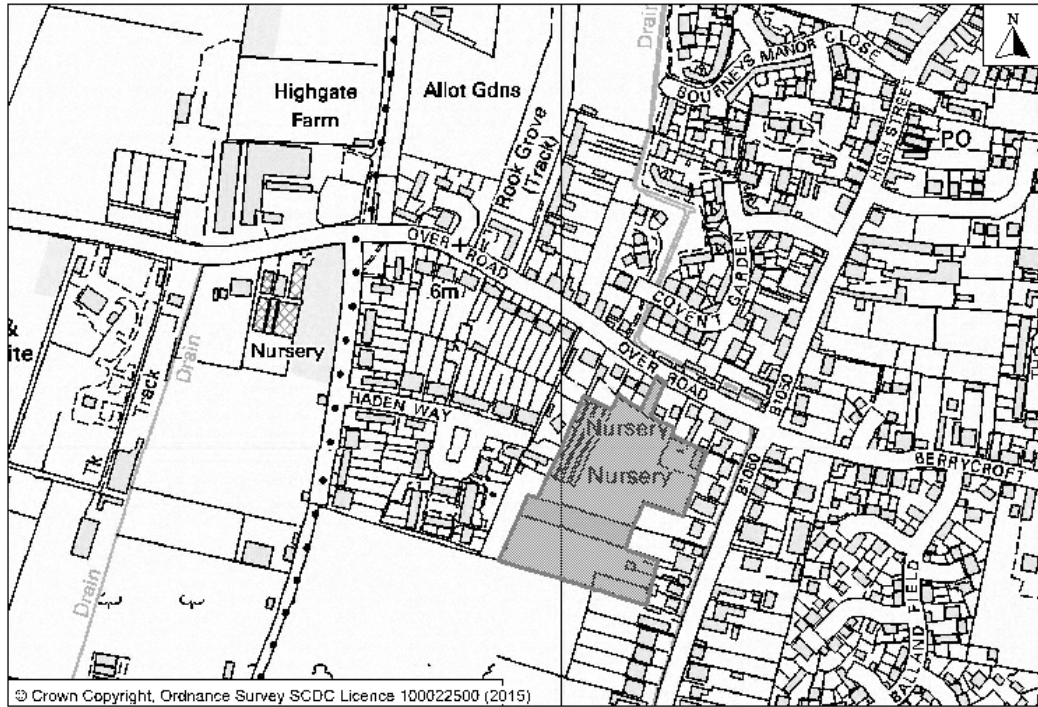
TRANSPORT

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?		
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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 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 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?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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.</p>
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)?		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>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.</p>
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?		<p>RED = Flood Zone 3 / high risk</p> <p>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</p>

			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

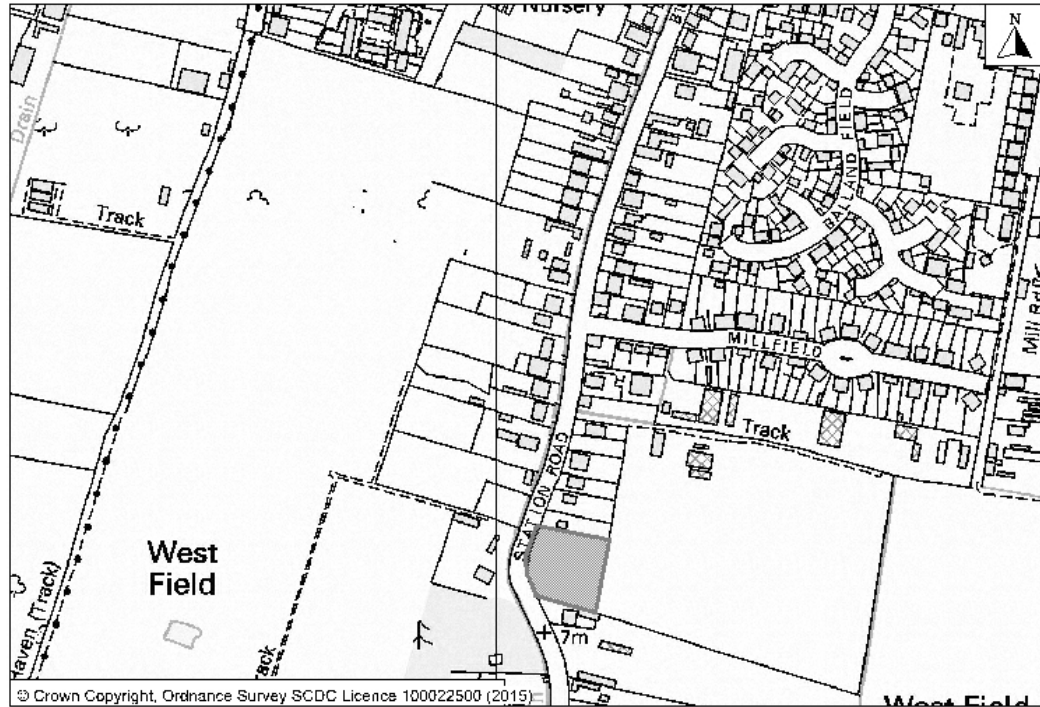
			development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>Development would be poorly related to the existing built-up area and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area.</p>
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?		<p>AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>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.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = >3km</p> <p>7.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development</p> <p>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).</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.</p>

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 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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)</p> <p>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.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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</p>

	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 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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - 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.</p>

			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?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - 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.</p>
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)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory 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.</p>
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?		<p>GREEN = Flood Zone 1 / low risk</p> <p>The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. However, a small</p>

			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	How well would the		AMBER = Adequate scope for integration

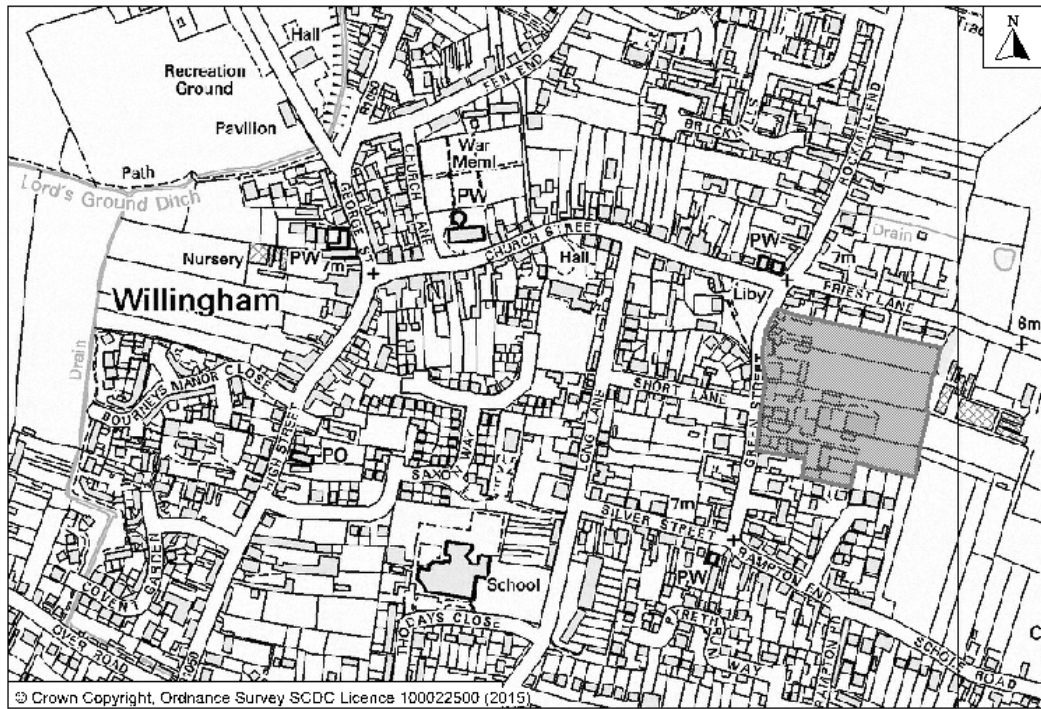
with Existing Communities	development on the site integrate with existing communities?		with existing communities Site adjacent to existing built up area of village
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? 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 School	How far is the nearest secondary school?		R = Greater than 3km 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 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) - 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?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>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.</p>
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)?		<p>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</p> <p>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.</p>

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.

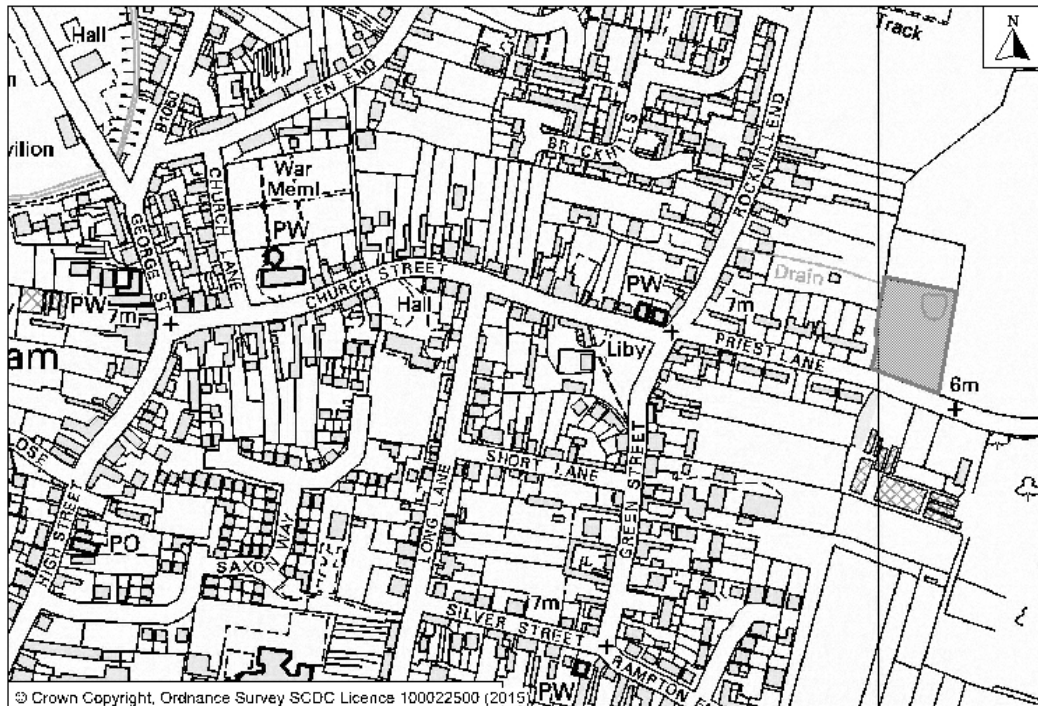
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
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?		<p>AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.</p> <p>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.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p> <p>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.</p>

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 Lane 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 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		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

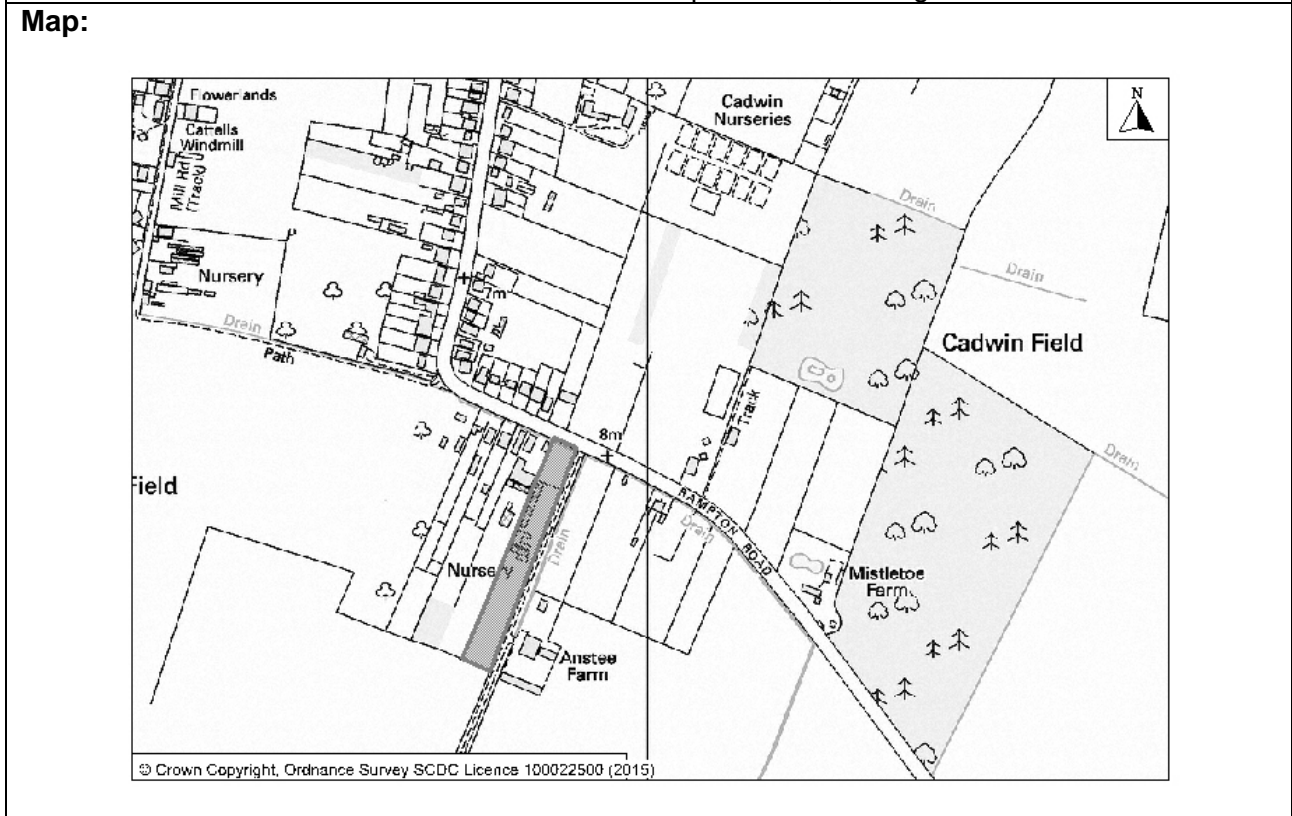
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has 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	



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 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 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		AMBER = negative impact on landscape character, incapable of mitigation.

	distinctiveness of landscape character?		Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside and development would have a detrimental impact on the linear and rural character of this part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village.
Green Belt	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		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 1.5km 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 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 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		R = >800m 10,141m ACF from centre of the site to

	station?		Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.</p> <p>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.</p>
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 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

	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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>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</p>

			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?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>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</p>
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)?		<p>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</p> <p>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.</p>
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?		<p>RED = Flood Zone 3 / high risk</p> <p>Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).</p>
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 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)?		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

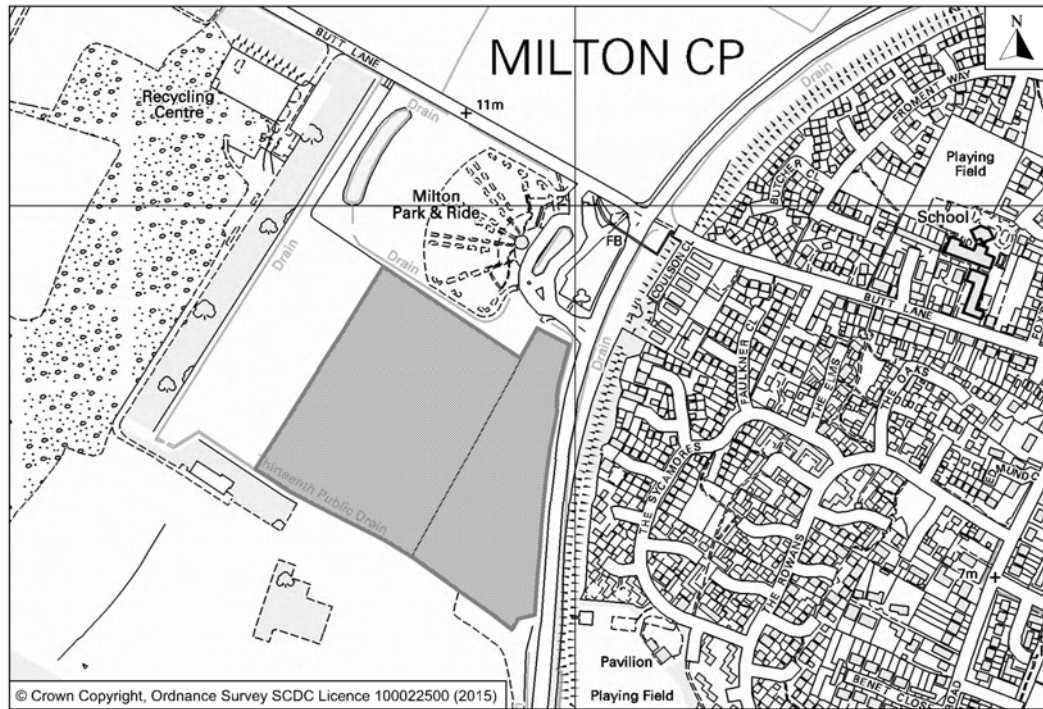
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation 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 an 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 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 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

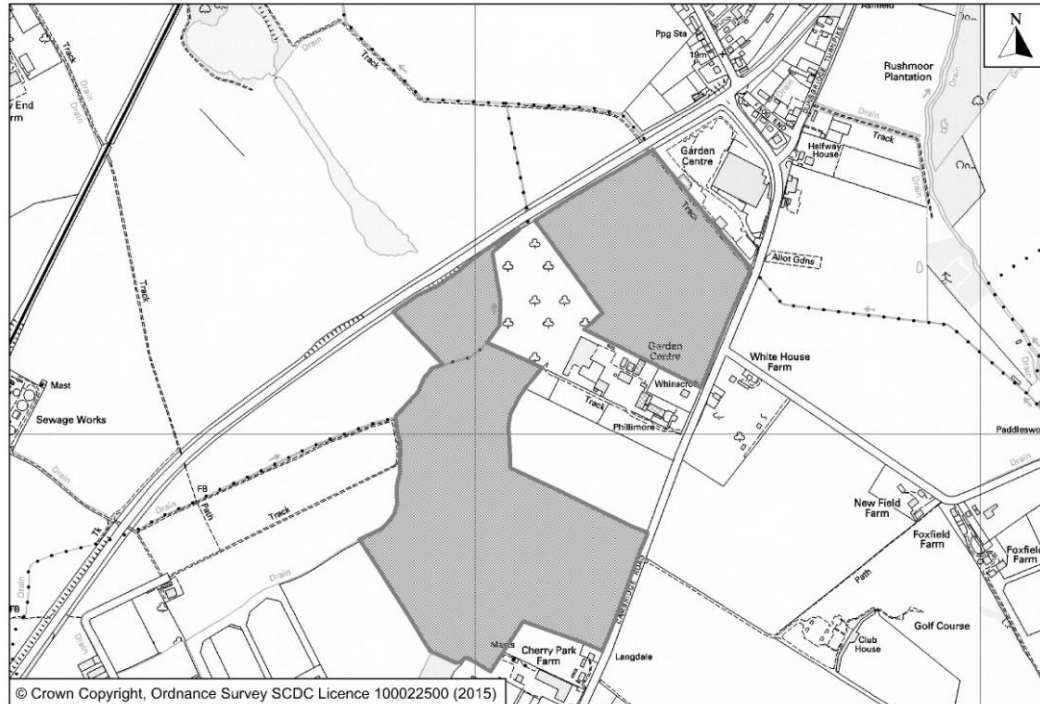
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, High Street)
Distance: 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 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)?		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

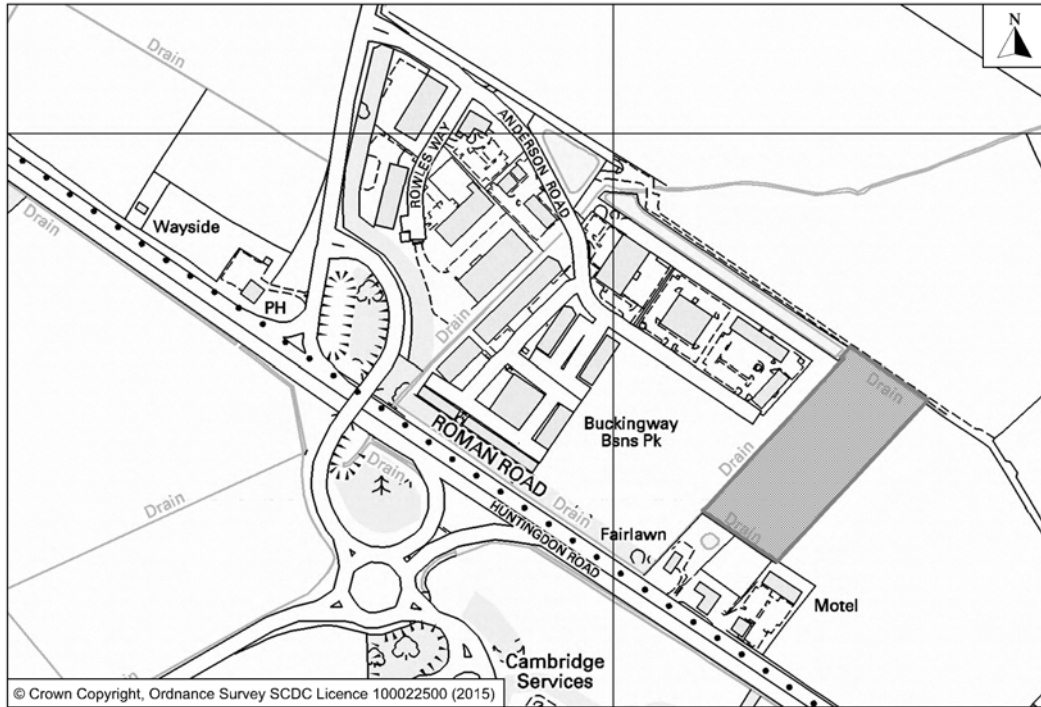
Service	nearest health centre or GP service?		
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, 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 Buckingham Business Park, Swavesey	

Map:



Site description: Small arable field adjacent to the Buckingham Business Park. Site lies to the east of Buckingham 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 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		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.

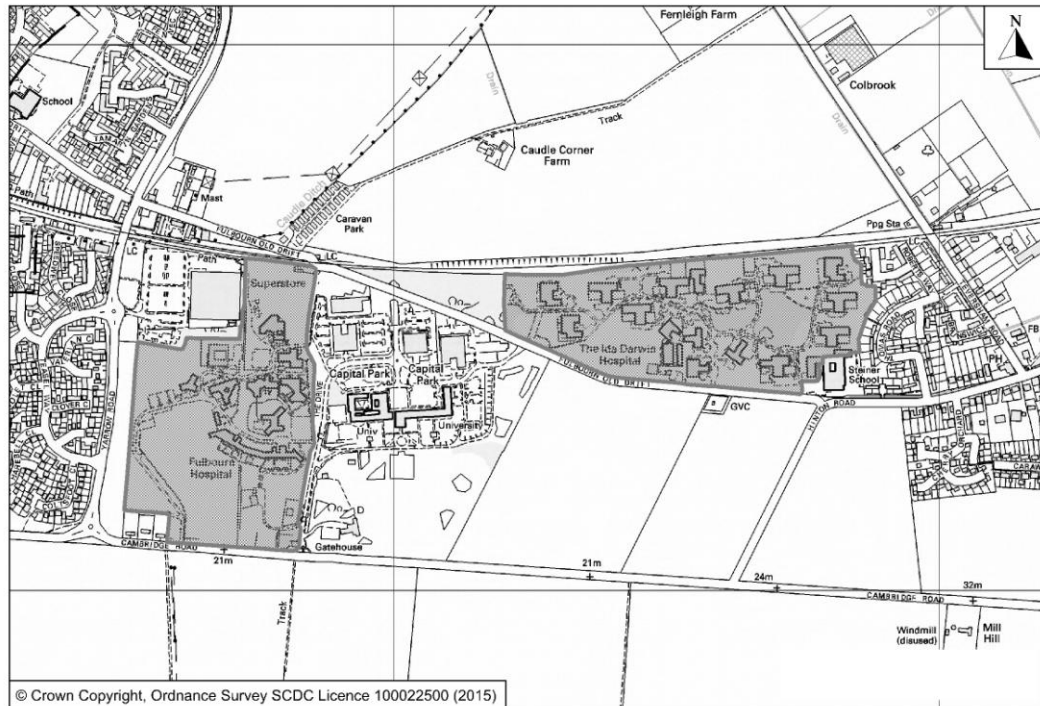
	and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed 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 The 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 onsite 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 onsite 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

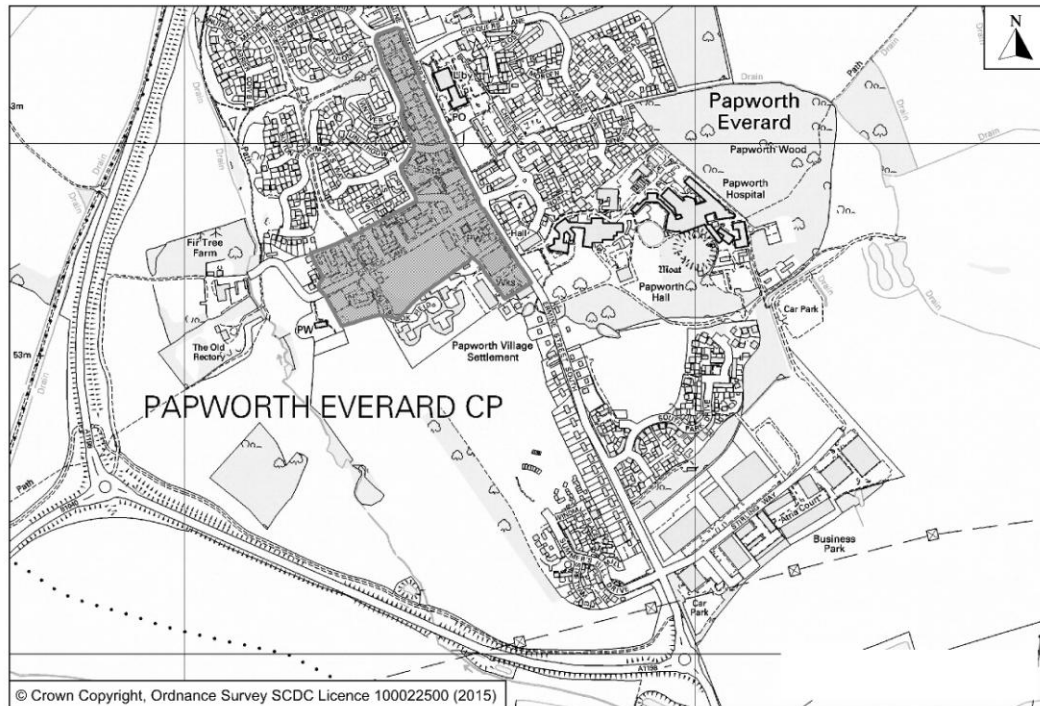
District or Local Centre	from the nearest District or Local centre?		Ida Darwin site around 1,200m from village centre of Fulbourn
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		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