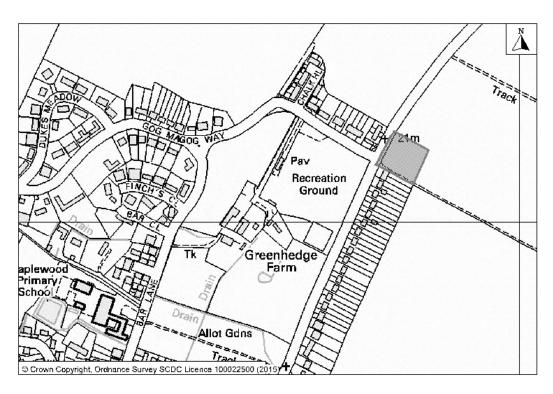
| Site Information  |              |  |  |
|---|--------------|--|--|
| Development Sequence  | Rural Centre |  |  |
| Site reference number(s): SC253                                       |              |  |  |
| Consultation Reference numbers:                                       |              |  |  |
| Site name/address: Land at Gog Magog Way / Haverbill Road, Stanleford |              |  |  |

Мар:



**Site description:** The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.

The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it - i.e. it does not extend further than the built up property line of the urban form adjacent to it.

Current use(s): Arable Farm Land

**Proposed use(s):** 10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land.

Site size (ha): South Cambridgeshire:0.38 ha.

Potential residential capacity: 11 dwellings (30 dph)

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

| de 1 and 2 land  |
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| versatile  |
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| , is not adjacent<br>servation or<br>otected species,<br>ed as<br>e impacts. |
| , is not adjacent<br>servation or<br>otected species,<br>ed as               |
|  |

|                | T                         |               |  |
|----------------|---------------------------|---------------|--|
|                | geodiversity?             |               |  |
|                | (Including                |               |  |
|                | International and         |               |  |
|                | locally designated        |               |  |
|                | sites)                    |               |  |
| Biodiversity   | Would                     |               | AMBER = Development would have a   |
|                | development               |               | negative impact on existing features or                                      |
|                | reduce habitat            |               | network links but capable of appropriate                                     |
|                | fragmentation,            |               | mitigation   |
|                | enhance                   |               |  |
|                | native species, and       |               | Assumptions for a neutral impact are that                                    |
|                | help deliver habitat      |               | existing features that warrant retention can                                 |
|                | restoration (helping      |               | be retained or appropriate mitigation will be                                |
|                | to achieve                |               | achieved through the development process.                                    |
|                | Biodiversity Action       |               |  |
|                | Plan targets, and         |               |  |
|                | maintain                  |               |  |
|                | connectivity              |               |  |
|                | between green             |               |  |
|                | infrastructure)?          |               |  |
| TPO            | Are there trees on        |               | GREEN = Site does not contain or adjoin                                      |
|                | site or immediately       |               | any protected trees  |
|                | adjacent protected        |               |  |
|                | by a Tree                 |               |  |
|                | Preservation Order        |               |  |
|                | (TPO)?                    |               | AA4955   |
| Green          | Will it improve           |               | AMBER = No significant opportunities or                                      |
| Infrastructure | access to wildlife        |               | loss of existing green infrastructure capable                                |
|                | and green spaces,         |               | of appropriate mitigation  |
|                | through delivery of       |               | Novembli and a stransfer of a stransfer of                                   |
|                | and access to             |               | Neutral impact (existing features retained,                                  |
|                | green                     |               | or appropriate mitigation possible).   |
|                | infrastructure?           |               | Assumptions for a neutral impact include                                     |
|                |                           |               | that appropriate design and mitigation                                       |
|                |                           |               | measures would be achieved through the                                       |
| LANDCCADE      | TOWNICCA DE AND C         | III TUDAL III | development process.   |
|                | TOWNSCAPE AND C           | ULTURAL HI    |  |
| Landscape      | Will it maintain and      |               | AMBER = negative impact on landscape   |
|                | enhance the diversity and |               | character, incapable of mitigation.  |
|                | distinctiveness of        |               | Minor Negative Impact (Development   |
|                |                           |               | Minor Negative Impact (Development conflicts with landscape character, minor |
|                | landscape character?      |               | negative impacts incapable of mitigation) -                                  |
|                | Gialaciei !               |               | The site is a part of a large arable field that                              |
|                |                           |               | is part of the open countryside on the edge                                  |
|                |                           |               | of Stapleford.   |
| Townscape      | Will it maintain and      |               | GREEN = No impact (generally compatible,                                     |
| Townscape      | enhance the               |               | or capable of being made compatible with                                     |
|                | diversity and             |               | local townscape character, or provide minor                                  |
|                | distinctiveness of        |               | improvements)  |
|                | townscape                 |               | improvements)  |
|                | character, including      |               | Neutral impact (generally compatible, or                                     |
|                | through                   |               | capable of being made compatible with local                                  |
|                | appropriate design        |               | townscape character). Assumptions for a                                      |
|                | Lappropriate acoign       |               | i townscape character). Assumptions for a                                    |

|                      |                        | 1 |  |
|----------------------|------------------------|---|--|
|                      | and scale of           |   | neutral impact include that appropriate  |
|                      | development?           |   | design and mitigation measures would be  |
|                      |                        |   | achieved through the development process.  |
| Green Belt           | What effect would      |   | AMBER = negative impact on Greenbelt   |
|                      | the development of     |   | purposes   |
|                      | this site have on      |   |  |
|                      | Green Belt             |   |  |
|                      | purposes?              |   |  |
| Heritage             | Will it protect or     |   | GREEN = Site does not contain or adjoin  |
| l remage             | enhance sites,         |   | such buildings, sites or features, and there                                       |
|                      | features or areas of   |   | is no impact to the setting  |
|                      | historical,            |   | is no impact to the county   |
|                      | archaeological, or     |   | 'Neutral impact (existing features retained,                                       |
|                      | cultural interest      |   | or appropriate mitigation possible). Some  |
|                      | (including             |   | loss of rural setting. Archaeological potential                                    |
|                      | conservation           |   | will require further information but the   |
|                      |                        |   | ·  |
|                      | areas, listed          |   | assumption for a neutral impact is that it is likely appropriate mitigation can be |
|                      | buildings,             |   |  |
|                      | registered parks       |   | achieved through the development process.  |
|                      | and gardens and        |   |  |
|                      | scheduled              |   |  |
| OLIMATE OLIA         | monuments)?            |   |  |
| CLIMATE CHA          |                        |   | AMPED Of L. I  |
| Renewables           | Will it support the    |   | AMBER = Standard requirements for  |
|                      | use of renewable       |   | renewables would apply   |
| E. 15:1              | energy resources?      |   | OBEEN EL 17 4/1  |
| Flood Risk           | Is site at flood risk? |   | GREEN = Flood Zone 1 / low risk  |
|                      |                        |   | Flood Zone 1 and no drainage issues that   |
|                      |                        |   | cannot be appropriately addressed  |
| HUMAN HEAL           | TH AND WELL BEING      |   |  |
| Open Space           | Will it increase the   |   | GREEN = Assumes minimum on-site  |
|                      | quantity and quality   |   | provision to adopted plan standards is   |
|                      | of publically          |   | provided onsite.   |
|                      | accessible open        |   | provided evidence  |
|                      | space?                 |   |  |
| Distance:            | How far is the         |   | GREEN = <1km or onsite provision   |
| Outdoor Sport        | nearest outdoor        |   |  |
| Facilities           | sports facilities?     |   | 0.1km ACF from centre of the site to   |
|                      | 570110 1001111001      |   | Stapleford Recreation Ground.  |
| Distance: Play       | How far is the         |   | GREEN = <400m or onsite provision  |
| Facilities           | nearest play space     |   | ORLETT - CTOOM OF ORIGINO PROVISION  |
| i aciiilicə          | for children and       |   | 145m ACF from centre of the site to  |
|                      | teenagers?             |   | Stapleford Recreation Ground.  |
| Gypey 9              | Ť .                    |   | •  |
| Gypsy &<br>Traveller | Will it provide for    |   | AMBER = No Impact  |
| Travellel            | the                    |   |  |
|                      | accommodation          |   |  |
|                      | needs of Gypsies       |   |  |
|                      | and Travellers and     |   |  |
|                      | Travelling             |   |  |
|                      | Showpeople?            |   | 7  |
| Distance:            | How far is the site    |   | R = >800m  |
| District or          | from the nearest       |   |  |
| Local Centre         | District or Local      |   | 1,690m ACF to Woollards Lane, Stapleford   |

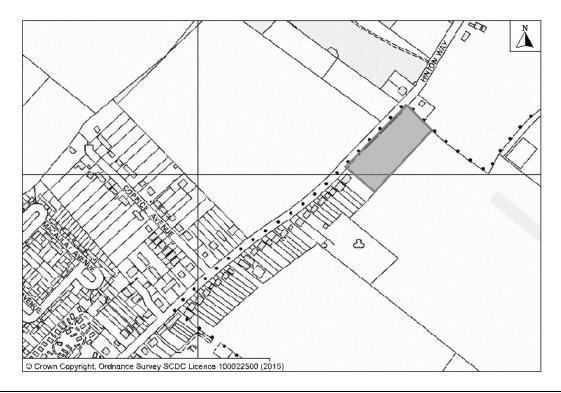
|                            | centre?  | which is currounded by a large number of  |
|----------------------------|--|---|
|                            | centre?  | which is surrounded by a large number of services and facilities.   |
| Distance Oite              | Harris the elter   |   |
| Distance: City             | How far is the site  | R = >800m   |
| Centre                     | from edge of   |   |
|                            | defined Cambridge  |   |
|                            | City Centre?   |   |
| Distance: GP               | How far is the   | R = >800m   |
| Service                    | nearest health   |   |
|                            | centre or GP   | 1,677m ACF from centre of site to Shelford  |
|                            | service?   | Health Centre.  |
| Key Local                  | Will it improve  | AMBER = No impact on facilities (or   |
| Facilities                 | quality and range  | satisfactory mitigation proposed).  |
| i aciilles                 |  |   |
|                            | of key local   | No feelistee leet and an approfeelistee   |
|                            | services and   | No facilities lost, and no new facilities   |
|                            | facilities including   | proposed directly as a result of the  |
|                            | health, education  | development.  |
|                            | and leisure (shops,  |   |
|                            | post offices, pubs   |   |
|                            | etc?)  |   |
| Community                  | Will it encourage  | GREEN = Development would not lead to   |
| Facilities                 | and enable   | the loss of any community facilities or   |
|                            | engagement in  | replacement / appropriate mitigation  |
|                            | community  | possible  |
|                            | activities?  | Possible  |
|                            | activities:  | No facilities last, and no new facilities   |
|                            |  | No facilities lost, and no new facilities   |
|                            |  | proposed directly as a result of the  |
|                            |  | development.  |
| Integration                | How well would the   | GREEN = Good scope for integration with   |
| with Existing              | development on   | existing communities / of sufficient scale to   |
| Communities                | the site integrate   | create a new community.   |
|                            | with existing  |   |
|                            | communities?   |   |
| ECONOMY                    | •  |   |
|                            |  |   |
|                            | Does it address  | AMBER = Not within or adjacent to the 40%   |
| Deprivation                | Does it address  | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within   |
|                            | pockets of income  | most deprived Super Output Areas within   |
| Deprivation                | pockets of income and employment   | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income and employment deprivation   | most deprived Super Output Areas within   |
| Deprivation                | pockets of income and employment deprivation particularly in   | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income<br>and employment<br>deprivation<br>particularly in<br>Abbey Ward and  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income<br>and employment<br>deprivation<br>particularly in<br>Abbey Ward and<br>Kings Hedges?   | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income<br>and employment<br>deprivation<br>particularly in<br>Abbey Ward and<br>Kings Hedges?<br>Would allocation   | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income<br>and employment<br>deprivation<br>particularly in<br>Abbey Ward and<br>Kings Hedges?<br>Would allocation<br>result in  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation                | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of  | most deprived Super Output Areas within Cambridge according to the Index of   |
| Deprivation<br>(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.  GREEN = No effect or would support the  |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping   | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy,  | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy, supporting the   | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on   |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy, supporting the vitality and viability                                  | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The  |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,                    | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The  |
| Deprivation<br>(Cambridge) | pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,                    | most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites |

| Accessibility | nearest main         |  |
|---------------|----------------------|--|
| Accessionity  | employment           | 3.0km ACF from centre of site to Cambridge     |
|               | centre?              | 013D (Addenbrooke's site)                      |
| Employment -  | Would                | G = No loss of employment land / allocation    |
| Land          | development result   | is for employment development                  |
| Lanu          | in the loss of       | is for employment development                  |
|               |                      |  |
|               | employment land,     |  |
|               | or deliver new       |  |
| 1.16226       | employment land?     | OBEEN ENGLISH OF BUILDING                      |
| Utilities     | Will it improve the  | GREEN = Existing infrastructure likely to be   |
|               | level of investment  | sufficient.                                    |
|               | in key community     | NAC THERE I C C C C                            |
|               | services and         | Minor Utilities Infrastructure improvements    |
|               | infrastructure,      | required, but constraints can be addressed.    |
|               | including            | There is insufficient spare mains water        |
|               | communications       | capacity within the distribution zone to       |
|               | infrastructure and   | supply the number of proposed properties       |
|               | broadband?           | which could arise if all the SHLAA sites_      |
|               |                      | within the zone were to be developed. The      |
|               |                      | sewage network is approaching capacity.        |
| Education     | Is there sufficient  | AMBER = School capacity not sufficient,        |
| Capacity      | education            | constraints can be appropriately mitigated.    |
|               | capacity?            |  |
|               |                      | School capacity not sufficient, but            |
|               |                      | significant issues can be adequately           |
|               |                      | addressed                                      |
| Distance:     | How far is the       | A = 400 - 800m                                 |
| Primary       | nearest primary      |  |
| School        | school?              | 519m ACF from centre of site to Stapleford     |
|               |                      | Community Primary School.                      |
| Distance:     | How far is the       | A = 1 to 3 km                                  |
| Secondary     | nearest secondary    |  |
| School        | school?              | 2.3km from centre of site to Sawston Village   |
|               |                      | College.                                       |
| TRANSPORT     |                      |  |
| Cycle Routes  | What type of cycle   | RED = No cycling provision or a cycle lane     |
|               | routes are           | less than 1.5m width with medium volume of     |
|               | accessible near to   | traffic. Having to cross a busy junction with  |
|               | the site?            | high cycle accident rate to access local       |
|               |                      | facilities/school. Poor quality off road path. |
| HQPT          | Is there High        | AMBER = service meets requirements of          |
|               | Quality Public       | high quality public transport in most but not  |
|               | Transport (at edge   | all instances                                  |
|               | of site)?            |  |
| Sustainable   | Scoring              | AMBER = Score 10-14 from 4 criteria below      |
| Transport     | mechanism has        | 222 2 22 2 22 2 2 2 2 2 2 2 2 2 2 2 2 2        |
| Score (SCDC)  | been developed to    | Total score of 13                              |
|               | consider access to   |  |
|               | and quality of       |  |
|               | public transport,    |  |
|               | and cycling. Scores  |  |
|               | determined by the    |  |
|               | four criteria below. |  |
| Distance: bus | . Jan Chiana Bolowi  | R = Within 1,000m (2)                          |
| Distance, bus | 1                    | 11 - VVIGIII 1,000III (2)                      |

| stop / rail     |                        |  |
|-----------------|------------------------|--|
| station         |                        | 78m ACF from the centre of the site to       |
| Station         |                        |  |
|                 |                        | nearest bus stop (31 service).               |
|                 |                        |  |
|                 |                        | 887m ACF from the centre of the site to      |
|                 |                        | nearest bus stop (Citi 7 service).           |
| Frequency of    |                        | G = 20 minute frequency (4)                  |
| Public          |                        |  |
| Transport       |                        | 31 service - 4 buses a day.                  |
|                 |                        |  |
|                 |                        | Citi 7 - 20 minute service.                  |
| Public          |                        | A = 31 to 40 minutes (3)                     |
|                 |                        | A = 31 to 40 minutes (3)                     |
| transport       |                        |  |
| journey time to |                        | 31 bus service takes 19 minutes from         |
| City Centre     |                        | Shelford to Cambridge.                       |
|                 |                        |  |
|                 |                        | Citi 7 bus service takes 36 minutes from     |
|                 |                        | Shelford to Cambridge.                       |
| Distance for    |                        | G = 5km to 10km (4)                          |
| cycling to City |                        | · ,  |
| Centre          |                        | 6.98km ACF from the centre of the site to    |
| Connic          |                        | Cambridge Market.                            |
| Distance:       | How far is the site    | R = >800m                                    |
|                 |                        | K = 2000III                                  |
| Railway         | from an existing or    | 4 200m ACE from control of the city to Creat |
| Station         | proposed train         | 1,328m ACF from centre of the site to Great  |
|                 | station?               | Shelford Station.                            |
| Access          | Will it provide safe   | GREEN = No capacity / access constraints     |
|                 | access to the          | identified that cannot be fully mitigated.   |
|                 | highway network,       |  |
|                 | where there is         | No capacity constraints identified, safe     |
|                 | available capacity?    | access can be achieved.                      |
| Non-Car         | Will it make the       | AMBER = No impacts                           |
| Facilities      | transport network      | · ····= = · · · · · · · · · · · · · · ·      |
|                 | safer for public       | The Highway Authority will require new       |
|                 |                        |  |
|                 | transport, walking     | development to provide or contribute to the  |
|                 | or cycling facilities? | provision of infrastructure to encourage     |
|                 |                        | more sustainable transport links both on     |
|                 |                        | and off site. Provision or contribution from |
|                 |                        | this site would result in minor improvement  |
|                 |                        | to public transport, walking or cycling      |
|                 |                        | facilities.                                  |
| L               | 1                      |  |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC262 |              |
| Consultation Reference numbers: |              |

Мар:



**Site description:** The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel.

The site is part of an agricultural field bounded by hedges and trees.

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

Site name/address: Land at Hinton Way, Stapleford

Proposed use(s): 15+ dwellings

Site size (ha): South Cambridgeshire: 1.21 ha.

Potential residential capacity: 33 dwellings (30 dph)

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

|               | T                                    | <del></del>   |
|---------------|--------------------------------------|---|
|               | best and most                        |   |
|               | versatile                            |   |
| Minerals      | agricultural land? Will it avoid the | CDEEN Cite is not within an allocated or  |
| Minerals      | sterilisation of                     | GREEN = Site is not within an allocated or  |
|               | economic mineral                     | safeguarded area.   |
|               | reserves?                            |   |
| POLLUTION     | 162617623                            |   |
| Air Quality   | Would the                            | GREEN = Minimal, no impact, reduced   |
| All Quality   | development of the                   | impact.   |
|               | sites result in an                   | Impaot.   |
|               | adverse                              |   |
|               | impact/worsening                     |   |
|               | of air quality?                      |   |
|               |                                      |   |
| AQMA          | Is the site within or                | GREEN = >1,000m of an AQMA, M11, or   |
|               | near to an AQMA,                     | A14   |
|               | the M11 or the                       |   |
|               | A14?                                 |   |
| Pollution     | Are there potential                  | GREEN = No adverse effects or capable of  |
|               | Odour, light noise                   | full mitigation.  |
|               | and vibration                        |   |
|               | problems if the site                 | Development compatible with neighbouring  |
|               | is developed, as a                   | uses.   |
|               | receptor or                          |   |
|               | generator                            |   |
|               | (including                           |   |
|               | compatibility with neighbouring      |   |
|               | uses)?                               |   |
| Contamination | Is there possible                    | GREEN = Site not within or adjacent to an   |
|               | contamination on                     | area with a history of contamination  |
|               | the site?                            | ,   |
| Water         | Will it protect and                  | GREEN = No impact / Capable of full   |
|               | where possible                       | mitigation  |
|               | enhance the quality                  |   |
|               | of the water                         | Development unlikely to effect water quality.   |
|               | environment?                         | Assumptions for a neutral impact are that   |
|               |                                      | appropriate standards and pollution control   |
|               |                                      | measures will be achieved through the   |
|               |                                      | development process, e.g. as part of  |
|               |                                      | Sustainable Drainage Systems (SuDS).  |
| BIODIVERSITY  | 1                                    | ODEEN December of the least of |
| Designated    | Will it conserve                     | GREEN = Does not contain, is not adjacent   |
| Sites         | protected species                    | to designated for nature conservation or  |
|               | and protect sites                    | recognised as containing protected species,   |
|               | designated for nature                | or local area will be developed as  |
|               | conservation                         | greenspace. No or negligible impacts  |
|               | interest, and                        |   |
|               | geodiversity?                        |   |
|               | (Including                           |   |
|               | International and                    |   |
|               | locally designated                   |   |
|               | Tiodally 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 |            | 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                     | infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?   |            | GREEN = Site does not contain or adjoin any protected trees   |
| Green<br>Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?   |            | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible).  Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |
| LANDSCAPE.              | TOWNSCAPE AND C  | ULTURAL HI | <u> </u>  |
| Landscape               | Will it maintain and enhance the diversity and distinctiveness of landscape character?   |            | RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge. |
| Townscape               | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  |            | AMBER = negative impact on townscape character, incapable of mitigation.  Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of village.  |

| Green Belt                         | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?                            | RED = Significant negative impact on Green<br>Belt purposes  |
|------------------------------------|--|--|
| Heritage                           | Will it protect or enhance sites, features or areas of historical,   | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting   |
|                                    | archaeological, or<br>cultural interest<br>(including<br>conservation<br>areas, listed<br>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. |
|                                    | registered parks<br>and gardens and<br>scheduled<br>monuments)?  |  |
| CLIMATE CHA                        |  |  |
| Renewables                         | Will it support the use of renewable energy resources?   | AMBER = Standard requirements for renewables would apply   |
| Flood Risk                         | Is site at flood risk?   | GREEN = Flood Zone 1 / low risk  |
|                                    |  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|                                    | TH AND WELL BEING  | Labert   |
| Open Space                         | Will 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:<br>Outdoor Sport         | How far is the nearest outdoor   | GREEN = <1km or onsite provision   |
| Facilities                         | sports facilities?   | 1.0km ACF from centre of the site to Stapleford Recreation Ground.   |
| Distance: Play<br>Facilities       | How far is the nearest play space for children and teenagers?  | RED = >800m  956m ACF from centre of the site to Stapleford Recreation Ground.   |
| Gypsy &<br>Traveller               | Will it provide for<br>the<br>accommodation<br>needs of Gypsies<br>and Travellers and<br>Travelling<br>Showpeople? | AMBER = No Impact  |
| Distance: District or Local Centre | How far is the site from the nearest District or Local centre?   | R = >800m  1,662m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.  |
| Distance: City                     | How far is the site  | R = >800m  |
| <del>-</del> · · · ·               |  |  |

| Centre        | from edge of defined Cambridge      |  |
|---------------|-------------------------------------|--|
|               | City Centre?                        |  |
| Distance: GP  | How far is the                      | R = >800m  |
| Service       | nearest health                      |  |
|               | centre or GP                        | 1,606m ACF from centre of site to Shelford   |
|               | service?                            | Health Centre.   |
| Key Local     | Will it improve                     | AMBER = No impact on facilities (or  |
| Facilities    | quality and range                   | satisfactory mitigation proposed).   |
|               | of key local                        | , , ,  |
|               | services and                        | No facilities lost, and no new facilities  |
|               | facilities including                | proposed directly as a result of the   |
|               | health, education                   | development.   |
|               | and leisure (shops,                 | ·  |
|               | post offices, pubs                  |  |
|               | etc?)                               |  |
| Community     | Will it encourage                   | GREEN = Development would not lead to  |
| Facilities    | and enable                          | the loss of any community facilities or  |
|               | engagement in                       | replacement / appropriate mitigation   |
|               | community                           | possible   |
|               | activities?                         |  |
|               |                                     | No facilities lost, and no new facilities  |
|               |                                     | proposed directly as a result of the   |
|               |                                     | development.   |
| Integration   | How well would the                  | AMBER = Adequate scope for integration   |
| with Existing | development on                      | with existing communities  |
| Communities   | the site integrate                  |  |
|               | with existing                       |  |
|               | communities?                        |  |
| ECONOMY       |                                     |  |
| Deprivation   | Does it address                     | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)   | pockets of income                   | most deprived Super Output Areas within  |
|               | and employment                      | Cambridge according to the Index of  |
|               | deprivation                         | Multiple Deprivation 2010.   |
|               | particularly in                     |  |
|               | Abbey Ward and                      |  |
|               | Kings Hedges?                       |  |
|               | Would allocation                    |  |
|               | result in                           |  |
|               | development in                      |  |
|               | deprived wards of                   |  |
|               | Cambridge?                          | ODEEN N. "   |
| Shopping      | Will it protect the                 | GREEN = No effect or would support the   |
|               | shopping                            | vitality and viability of existing centres.  |
|               | hierarchy,                          | Dayolonmont would have no effect on  |
|               | supporting the                      | Development would have no effect on  |
|               | vitality and viability              | vitality or viability of existing centres. The   |
|               | of Cambridge,<br>town, district and | indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. |
|               | local centres?                      | willon illolude retail, dilices, di leisure uses.  |
| Employment -  | How far is the                      | AMBER = 1-3km  |
| Accessibility | nearest main                        | AMDEIX - 1-3KIII   |
| Accessibility | employment                          | 1.9km ACF from centre of site to Cambridge   |
|               | centre?                             | 013D (Addenbrooke's site)  |
|               | Celifie:                            | 0190 (Variatinioove 9 91/6)  |

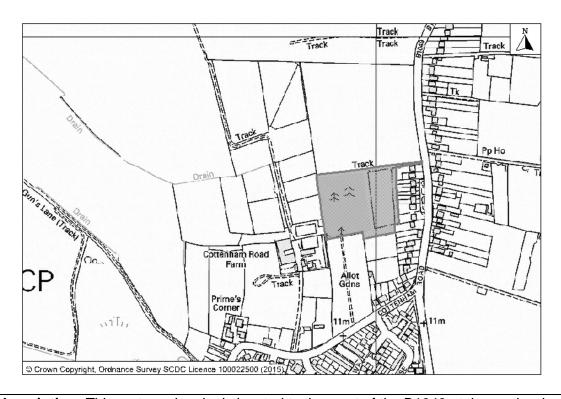
| Employment -  | Would                                | G = No loss of employment land / allocation   |
|---------------|--------------------------------------|---|
| Land          | development result                   | is for employment development   |
| Land          | in the loss of                       | 13 for employment development   |
|               | employment land,                     |   |
|               | or deliver new                       |   |
|               |                                      |   |
| Utilities     | employment land? Will it improve the | GREEN = Existing infrastructure likely to be  |
| Otilities     | level of investment                  | sufficient.   |
|               | in key community                     | Sumolent.   |
|               | services and                         | Minor utilities infrastructure improvements   |
|               | infrastructure,                      | Minor utilities infrastructure improvements required, but constraints can be addressed. |
|               | including                            | There is insufficient spare mains water   |
|               | communications                       | capacity within the distribution zone to  |
|               | infrastructure and                   | supply the number of proposed properties  |
|               | broadband?                           | which could arise if all the SHLAA sites  |
|               | broadbarid:                          | within the zone were to be developed. The   |
|               |                                      | sewerage network is approaching capacity.   |
| Education     | Is there sufficient                  | AMBER = School capacity not sufficient,   |
| Capacity      | education                            | constraints can be appropriately mitigated  |
| Сараспу       | capacity?                            | constraints can be appropriately mitigated  |
|               | capacity!                            | School capacity not sufficient, but significant   |
|               |                                      | issues can be adequately addressed.   |
| Distance:     | How far is the                       | R = >800m   |
| Primary       |                                      | K = >000111   |
| School        | nearest primary school?              | 1,183m ACF from centre of site to   |
| 3011001       | 501001:                              | Stapleford Community Primary School.  |
| Distance:     | How far is the                       | R = Greater than 3km  |
| Secondary     | nearest secondary                    | N = Greater than Skill  |
| School        | school?                              | 3.3km ACF from centre of site to Sawston  |
| 3011001       | 501001:                              | Village College.  |
| TRANSPORT     |                                      | Village College.  |
| Cycle Routes  | What type of cycle                   | RED = No cycling provision or a cycle lane  |
| Cycle Roules  | routes are                           | less than 1.5m width with medium volume of  |
|               | accessible near to                   | traffic. Having to cross a busy junction with   |
|               | the site?                            | high cycle accident rate to access local  |
|               | tile site:                           | facilities/school. Poor quality off road path.  |
| HQPT          | Is there High                        | AMBER = service meets requirements of   |
| i i Qi i      | Quality Public                       | high quality public transport in most but not   |
|               | Transport (at edge                   | all instances   |
|               | of site)?                            | an motanico   |
| Sustainable   | Scoring                              | GREEN = Score 15-19 from 4 criteria below   |
| Transport     | mechanism has                        |   |
| Score (SCDC)  | been developed to                    | Total score of 16   |
| 30018 (0000)  | consider access to                   | 10.01 30010 01 10   |
|               | and quality of                       |   |
|               | public transport,                    |   |
|               | and cycling. Scores                  |   |
|               | determined by the                    |   |
|               | four criteria below.                 |   |
| Distance: bus | Tour officia below.                  | GG = Within 400m (6)  |
| stop / rail   |                                      | - vvitimi 400iii (0)  |
| station       |                                      | 148m ACF from the centre of the site to   |
|               |                                      | nearest bus stop (31 service).  |
|               |                                      |   |
|               | 1                                    |   |

| 1               | 1                      | 1 |  |
|-----------------|------------------------|---|--|
|                 |                        |   | 1,277m ACF from the centre of the site to    |
|                 |                        |   | nearest bus stop (Citi 7).                   |
|                 |                        |   |  |
|                 |                        |   | 1,175m ACF from the centre of the site to    |
|                 |                        |   | train station.                               |
| Frequency of    |                        |   | RR = Less than hourly service (0)            |
| Public          |                        |   |  |
| Transport       |                        |   | 31 bus has a less than hourly service.       |
|                 |                        |   | ·  |
|                 |                        |   | Citi 7 bus has a 20 minute service.          |
|                 |                        |   |  |
|                 |                        |   | Train has an 30 minute to hourly service.    |
| Public          |                        |   | GG = 20 minutes or less (6)                  |
| transport       |                        |   | ,  |
| journey time to |                        |   | 31 bus service takes 19 minutes from         |
| City Centre     |                        |   | Shelford to Cambridge.                       |
|                 |                        |   | ű  |
|                 |                        |   | Citi 7 bus service takes 33 minutes from     |
|                 |                        |   | Great Shelford to Cambridge.                 |
|                 |                        |   | gram and a community                         |
|                 |                        |   | Train service takes 5-11 minutes from Great  |
|                 |                        |   | Shelford to Cambridge.                       |
| Distance for    |                        |   | G = 5km to 10km (4)                          |
| cycling to City |                        |   | C Sian to rotain (1)                         |
| Centre          |                        |   | 5.94km ACF from the centre of the site to    |
|                 |                        |   | Cambridge Market.                            |
| Distance:       | How far is the site    |   | R = >800m                                    |
| Railway         | from an existing or    |   |  |
| Station         | proposed train         |   | 1,176m ACF from centre of the site to Great  |
|                 | station?               |   | Shelford Station.                            |
| Access          | Will it provide safe   |   | GREEN = No capacity / access constraints     |
|                 | access to the          |   | identified that cannot be fully mitigated    |
|                 | highway network,       |   |  |
|                 | where there is         |   |  |
|                 | available capacity?    |   |  |
| Non-Car         | Will it make the       |   | AMBER = No impacts                           |
| Facilities      | transport network      |   |  |
|                 | safer for public       |   | The Highway Authority will require new       |
|                 | transport, walking     |   | development to provide or contribute to the  |
|                 | or cycling facilities? |   | provision of infrastructure to encourage     |
|                 | 2. 0,0                 |   | more sustainable transport links both on     |
|                 |                        |   | and off site. Provision or contribution from |
|                 |                        |   | this site would result in minor improvement  |
|                 |                        |   | to public transport, walking or cycling      |
|                 |                        |   | facilities.                                  |
|                 |                        |   | านบาแน้ง.                                    |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC306 |              |
| Consultation Reference numbers: |              |

Site name/address: Land west of 113, Cottenham Road, Histon

Map:



**Site description:** This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.

Current use(s): Wood and meadow.

Proposed use(s): A mixture of housing and landscaped public open spaces areas.

Site size (ha): South Cambridgeshire: 2.16 ha.

Potential residential capacity: 22 dwellings (30 dph)

| LAND                 |  |   |
|----------------------|--|---|
| PDL                  | Would development make use of previously developed land? | RED = Not on PDL  |
| Agricultural<br>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 |

| Minerals            | best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves?   | agricultural land (Grades 1 and 2) - small site but all Grade 2.  GREEN = Site is not within an allocated or safeguarded area.  Site within an area designated in the Minerals and Waste LDF but development  |
|---------------------|--|---|
| 20111171011         |  | would not have a negative impact.   |
| 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<br>near to an AQMA,<br>the M11 or the<br>A14?  | GREEN = >1,000m of an AQMA, M11, or A14   |
| Pollution           | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | AMBER = Adverse impacts capable of adequate mitigation  Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise and odour from Unwins Industrial Estate required. |
| Contamination       | Is there possible contamination on the site?   | GREEN = Site not within or adjacent to an area with a history of contamination  Development not on land likely to be contaminated   |
| Water               | Will it protect and where possible enhance the quality of the water environment?   | GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).  |
| Designated<br>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                   |            | AMBER = Development would have a  |
|                | development             |            | negative impact on existing features or   |
|                | reduce habitat          |            | network links but capable of appropriate  |
|                | fragmentation,          |            | mitigation  |
|                | enhance                 |            |   |
|                | native species, and     |            | Assumptions for a neutral impact are that   |
|                | help deliver habitat    |            | existing features that warrant retention can  |
|                | restoration (helping    |            | be retained or appropriate mitigation will be   |
|                | to achieve              |            | achieved through the development process.   |
|                | Biodiversity Action     |            |   |
|                | Plan targets, and       |            |   |
|                | maintain                |            |   |
|                | connectivity            |            |   |
|                | between green           |            |   |
|                | infrastructure)?        |            |   |
| TPO            | Are there trees on      |            | GREEN = Site does not contain or adjoin   |
|                | site or immediately     |            | any protected trees   |
|                | adjacent protected      |            |   |
|                | by a Tree               |            |   |
|                | Preservation Order      |            |   |
|                | (TPO)?                  |            |   |
| Green          | Will it improve         |            | AMBER = No significant opportunities or   |
| Infrastructure | access to wildlife      |            | loss of existing green infrastructure capable   |
|                | and green spaces,       |            | of appropriate mitigation   |
|                | through delivery of     |            | -   |
|                | and access to           |            | Neutral impact (existing features retained,   |
|                | green                   |            | or appropriate mitigation possible).  |
|                | infrastructure?         |            | Assumptions for a neutral impact include  |
|                |                         |            | that appropriate design and mitigation  |
|                |                         |            | measures would be achieved through the  |
|                |                         |            | development process.  |
| LANDSCAPE, T   | OWNSCAPE AND C          | ULTURAL HI | ERITAGE   |
| Landscape      | Will it maintain and    |            | AMBER = negative impact on landscape  |
|                | enhance the             |            | character, incapable of mitigation.   |
|                | diversity and           |            |   |
|                | _                       |            | Minor Negative Impact (Development  |
| 1              | distinctiveness of      |            | i will or regative impact (Bevelopment  |
|                | landscape               |            | conflicts with landscape character, minor   |
|                |                         |            |   |
|                | landscape               |            | conflicts with landscape character, minor   |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) -   |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining  |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape  |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across   |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development   |
|                | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the                        |
|                | landscape<br>character? |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area. |
| Townscape      | landscape               |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the                        |
| Townscape      | landscape<br>character? |            | conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area. |

|  | T  |   |  |
|--|--|---|--|
|  | diversity and distinctiveness of townscape character, including through appropriate design and scale of development?   |   | Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area. |
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?  |   | AMBER = negative impact on Greenbelt purposes  |
| CLIMATE CHAIR Renewables                 | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  NGE  Will it support the use of renewable energy resources? |   | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  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.   |
| <b>HUMAN HEALT</b>                       | H AND WELL BEING   | 3 | · · · ·  |
| Open Space                               | Will 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:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?  |   | AMBER = 1-3km  2.1km ACF from centre of the site to Histon & Impington Recreation Ground.  |
| Distance: Play<br>Facilities             | How far is the nearest play space for children and teenagers?  |   | RED = >800m  1,023m ACF from centre of the site to land west of Water Lane, Histon   |
| Gypsy &                                  | Will it provide for  |   | AMBER = No Impact  |

|   | T.,  |   |
|---|--|---|
| Traveller                                       | the  |   |
|   | accommodation  |   |
|   | needs of Gypsies   |   |
|   | and Travellers and   |   |
|   | Travelling   |   |
|   | Showpeople?  |   |
| Distance:                                       | How far is the site  | R = >800m   |
| District or                                     | from the nearest   |   |
| Local Centre                                    | District or Local  | Beyond 1,000m from nearest centre ACF   |
|   | centre?  | (1,038m to Histon, High Street)   |
| Distance: City                                  | How far is the site  | R = >800m   |
| Centre  | from edge of   |   |
|   | defined Cambridge  |   |
|   | City Centre?   |   |
| Distance: GP                                    | How far is the   | R = >800m   |
| Service   | nearest health   |   |
|   | centre or GP   | 1,768m ACF from centre of site to Histon  |
|   | service?   | Surgery.  |
| Key Local                                       | Will it improve  | AMBER = No impact on facilities (or   |
| Facilities                                      | quality and range  | satisfactory mitigation proposed).  |
|   | of key local   |   |
|   | services and   | No facilities lost, and no new facilities   |
|   | facilities including   | proposed directly as a result of the  |
|   | health, education  | development.  |
|   | and leisure (shops,  | dovelopment.  |
|   | post offices, pubs   |   |
|   | etc?)  |   |
| Community                                       | Will it encourage  | GREEN = Development would not lead to   |
| Facilities                                      | and enable   | the loss of any community facilities or   |
| - aominos                                       | engagement in  | replacement / appropriate mitigation  |
|   | community  | possible  |
|   | activities?  | Peddiale  |
|   | acarrage:  | No facilities lost, and no new facilities   |
| I   |  |   |
|   |  | •   |
|   |  | proposed directly as a result of the  |
| Integration                                     | How well would the   | proposed directly as a result of the development.   |
| Integration with Existing                       | How well would the   | proposed directly as a result of the development.  RED = Limited scope for integration with   |
| with Existing                                   | development on   | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or  |
|   | development on the site integrate  | proposed directly as a result of the development.  RED = Limited scope for integration with   |
| with Existing                                   | development on<br>the site integrate<br>with existing  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses   |
| with Existing                                   | development on the site integrate  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within  |
| with Existing<br>Communities                    | development on<br>the site integrate<br>with existing  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses   |
| with Existing Communities  ECONOMY              | development on<br>the site integrate<br>with existing<br>communities?  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40%   |
| with Existing Communities  ECONOMY              | development on the site integrate with existing communities?  Does it address pockets of income  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within                                     |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment   | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation   | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within                                     |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in   | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?  | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation                           | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in                 | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?  Would allocation result in development in | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in                 | proposed directly as a result of the development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Large area of backland development within an area characterised by linear  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |

| Shopping      | Will it protect the      | GREEN = No effect or would support the   |
|---------------|--------------------------|--|
| Coppig        | shopping                 | vitality and viability of existing centres                                       |
|               | hierarchy,               | , ,  |
|               | supporting the           | Development would have no effect on  |
|               | vitality and viability   | vitality or viability of existing centres. The                                   |
|               | of Cambridge,            | indicator is likely to apply particularly to sites                               |
|               | town, district and       | which include retail, offices, or leisure uses.                                  |
|               | local centres?           | AMPER  |
| Employment -  | How far is the           | AMBER = 1-3km  |
| Accessibility | nearest main             | 1.9km ACF from centre of site to South   |
|               | employment centre?       | Cambridgeshire 006D (Histon, including   |
|               | Contro:                  | Vision Park)   |
| Employment -  | Would                    | G = No loss of employment land / allocation                                      |
| Land          | development result       | is for employment development  |
|               | in the loss of           | . ,  |
|               | employment land,         |  |
|               | or deliver new           |  |
|               | employment land?         |  |
| Utilities     | Will it improve the      | GREEN = Existing infrastructure likely to be                                     |
|               | level of investment      | sufficient   |
|               | in key community         | No. 11626 L.C. C. C.   |
|               | services and             | Minor Utilities Infrastructure improvements                                      |
|               | infrastructure,          | required, but constraints can be addressed.                                      |
|               | including communications | There is insufficient spare mains water capacity within the distribution zone to |
|               | infrastructure and       | supply the number of proposed properties   |
|               | broadband?               | which could arise if all the SHLAA sites   |
|               | broadbaria:              | within the zone were to be developed. The  |
|               |                          | sewerage network is approaching capacity   |
|               |                          | and will require investigation and possibly                                      |
|               |                          | mitigation.  |
| Education     | Is there sufficient      | AMBER = School capacity not sufficient,  |
| Capacity      | education                | constraints can be appropriately mitigated                                       |
|               | capacity?                |  |
|               |                          | Insufficient spare school capacity but   |
|               |                          | potential for improvement to meet needs.   |
| Distance:     | How far is the           | Insufficient secondary school capacity.  R = >800m                               |
| Primary       | nearest primary          | V = >000111  |
| School        | school?                  | 948m ACF from centre of site to Histon   |
| 3011001       | 3011001:                 | Junior School  |
| Distance:     | How far is the           | A = 1 to 3 km  |
| Secondary     | nearest secondary        |  |
| School        | school?                  | 1.8km ACF from centre of site to Impington                                       |
|               |                          | Village College.   |
| TRANSPORT     |                          |  |
| Cycle Routes  | What type of cycle       | AMBER = Medium quality off-road path.  |
|               | routes are               |  |
|               | accessible near to       |  |
| LIODT         | the site?                | ANADED comiss massis massis massis and a second                                  |
| HQPT          | Is there High            | AMBER = service meets requirements of  |
|               | Quality Public           | high quality public transport in most but not all instances                      |
|               | Transport (at edge       | an molances  |

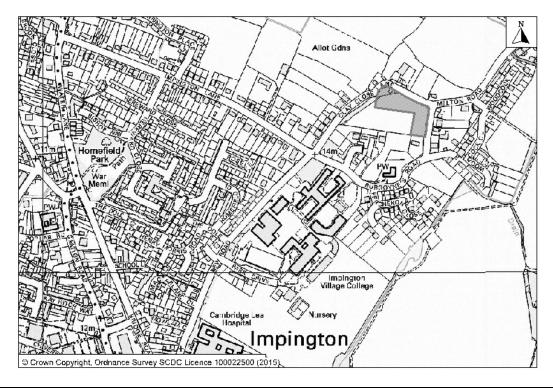
|                    | of site)?                           |  |
|--------------------|-------------------------------------|--|
| Sustainable        | Scoring                             | GREEN = Score 15-19 from 4 criteria below  |
| Transport          | mechanism has                       | CREER - Cools to to nom 4 chang below  |
| Score (SCDC)       | been developed to                   | Total Score of 18  |
|                    | consider access to                  | 1000100110   |
|                    | and quality of                      |  |
|                    | public transport,                   |  |
|                    | and cycling. Scores                 |  |
|                    | determined by the                   |  |
|                    | four criteria below.                |  |
| Distance: bus      |                                     | GG = Within 400m (6)   |
| stop / rail        |                                     | · ,  |
| station            |                                     | 163m to nearest bus stop ACF (Histon,  |
|                    |                                     | Glebe Way)   |
| Frequency of       |                                     | G = 20 minute frequency (4)  |
| Public             |                                     |  |
| Transport          |                                     | 20 minute service (Citi 8)   |
| Public             |                                     | G = 21 to 30 minutes (4)   |
| transport          |                                     |  |
| journey time to    |                                     | 26 Minutes (Histon, Glebe Way to   |
| City Centre        |                                     | Cambridge, Emmanuel Street)  |
| Distance for       |                                     | G = 5km to 10km (4)  |
| cycling to City    |                                     | COZINE ACE to Combidee City Combin   |
| Centre             | How for in the cite                 | 6.27km ACF to Cambridge City Centre  |
| Distance:          | How far is the site                 | R = >800m  |
| Railway<br>Station | from an existing or                 | 6.052m ACE from control of the cita to   |
| Station            | proposed train station?             | 6,053m ACF from centre of the site to Waterbeach Station.                          |
| Access             | Will it provide safe                | RED = Insufficient capacity/ access.   |
| Access             | access to the                       | Negative effects incapable of appropriate  |
|                    | highway network,                    | mitigation.  |
|                    | where there is                      | magaaom  |
|                    | available capacity?                 | Insufficient capacity or access constraints  |
|                    |                                     | that cannot be adequately mitigated.   |
|                    |                                     | Access constraints - the track that at   |
|                    |                                     | present serves as an access unlikely to be   |
|                    |                                     | suitable as an access for such a large area  |
|                    |                                     | of land.   |
|                    |                                     |  |
|                    |                                     | UPDATE 2016: The promoter is proposing   |
|                    |                                     | that access may be achieved via demolition   |
|                    |                                     | of a property (although the site boundary  |
|                    |                                     | does not include any property). If this were                                       |
|                    |                                     | possible (subject to further investigation) it                                     |
|                    |                                     | could change the score from Red to Amber   |
|                    |                                     | (Insufficient capacity / access. Negative  |
| Nan Ori            | MEH is we also d                    | effects capable of appropriate mitigation.)  |
| Non-Car            | Will it make the                    | AMBER = No impacts   |
| Facilities         | transport network                   | The Highway Authority will require now   |
|                    | safer for public transport, walking | The Highway Authority will require new development to provide or contribute to the |
|                    | or cycling facilities?              | provision of infrastructure to encourage   |
|                    | or cycling racillities?             | more sustainable transport links both on   |
|                    |                                     | and off site. Provision or contribution from                                       |
|                    |                                     | and on one, i revision of continuation notif                                       |

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

| Site Information                    |              |
|-------------------------------------|--------------|
| Development Sequence                | Rural Centre |
| Site reference number(s): SC006     |              |
| Consultation Peterance numbers: N/A |              |

Site name/address: Land off Clay Close Lane, Impington

Мар:



**Site description:** Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.

Current use(s): Pasture

Proposed use(s): 10-20 dwellings

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

Potential residential capacity: 16 dwellings (30 dph)

| LAND                 |  |   |
|----------------------|--|---|
| PDL                  | Would development make use of previously developed land?                             | RED = Not on PDL  |
| Agricultural<br>Land | Would development lead to the loss of the best and most versatile agricultural land? | GREEN = Neutral. Development would not affect grade 1 and 2 land. |
| Minerals             | Will it avoid the  | GREEN = Site is not within an allocated or                        |

|               | otovillo oti o o ot                    |  |  |  |  |
|---------------|--|--|--|--|--|
|               | sterilisation of economic mineral      |  | safeguarded area.  |  |  |
|               | reserves?                              |  |  |  |  |
| POLLUTION     | 16361763:                              |  |  |  |  |
| Air Quality   | Would the                              |  | GREEN = Minimal, no impact, reduced  |  |  |
| 7 iii Quaiity | development of the sites result in an  |  | impact.  |  |  |
|               | adverse                                |  | Development unlikely to impact on air  |  |  |
|               | impact/worsening                       |  | quality. Site lies in an area where air quality                                      |  |  |
|               | of air quality?                        |  | acceptable.  |  |  |
| AQMA          | Is the site within or                  |  | GREEN = >1,000m of an AQMA, M11, or  |  |  |
|               | near to an AQMA,                       |  | A14  |  |  |
|               | the M11 or the                         |  |  |  |  |
| Dellution     | A14?                                   |  | CDEEN No advarge effects or complete of  |  |  |
| Pollution     | Are there potential Odour, light noise |  | GREEN = No adverse effects or capable of full mitigation                             |  |  |
|               | and vibration                          |  | Tail miligation  |  |  |
|               | problems if the site                   |  | Development compatible with neighbouring   |  |  |
|               | is developed, as a                     |  | uses.  |  |  |
|               | receptor or                            |  |  |  |  |
|               | generator                              |  |  |  |  |
|               | (including                             |  |  |  |  |
|               | compatibility with neighbouring        |  |  |  |  |
|               | uses)?                                 |  |  |  |  |
| Contamination | Is there possible                      |  | AMBER = Site partially within or adjacent to   |  |  |
|               | contamination on                       |  | an area with a history of contamination, or  |  |  |
|               | the site?                              |  | capable of remediation appropriate to  |  |  |
|               |  |  | proposed development (potential to achieve   |  |  |
|               |  |  | benefits subject to appropriate mitigation)  |  |  |
|               |  |  | Site contains an area of filled land.  |  |  |
|               |  |  | Potential for minor benefits through   |  |  |
|               |  |  | remediation of minor contamination   |  |  |
| Water         | Will it protect and                    |  | GREEN = No impact / Capable of full  |  |  |
|               | where possible                         |  | mitigation   |  |  |
|               | enhance the quality of the water       |  | Assumptions for a neutral impact are that  |  |  |
|               | environment?                           |  | appropriate standards and pollution control  |  |  |
|               |  |  | measures will achieved through the   |  |  |
|               |  |  | development process, e.g. as part of   |  |  |
|               |  |  | Sustainable Drainage Systems (Suds).   |  |  |
|               | BIODIVERSITY                           |  |  |  |  |
| Designated    | Will it conserve                       |  | GREEN = Does not contain, is not adjacent  |  |  |
| Sites         | protected species and protect sites    |  | to designated for nature conservation or recognised as containing protected species, |  |  |
|               | designated for                         |  | or local area will be developed as   |  |  |
|               | nature                                 |  | greenspace. No or negligible impacts   |  |  |
|               | conservation                           |  |  |  |  |
|               | interest, and                          |  |  |  |  |
|               | geodiversity?                          |  |  |  |  |
|               | (Including                             |  |  |  |  |
|               | International and                      |  |  |  |  |

|                | locally designated  |             |   |
|----------------|---|-------------|---|
|                | sites)  |             |   |
| Biodiversity   | Would development   |             | AMBER = Development would have a negative impact on existing features or                |
|                | reduce habitat fragmentation, enhance   |             | network links but capable of appropriate mitigation                                     |
|                | native species, and help deliver habitat  |             | Assumptions for a neutral impact are that existing features that warrant retention can  |
|                | restoration (helping to achieve Biodiversity Action   |             | be retained or appropriate mitigation will be achieved through the development process. |
|                | Plan targets, and maintain connectivity   |             |   |
|                | between green infrastructure)?  |             |   |
| TPO            | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? |             | GREEN = Site does not contain or adjoin any protected trees                             |
| Green          | Will it improve   |             | AMBER = No significant opportunities or   |
| Infrastructure | access to wildlife  |             | loss of existing green infrastructure capable   |
|                | and green spaces,   |             | of appropriate mitigation   |
|                | through delivery of   |             |   |
|                | and access to   |             | Neutral impact (existing features retained,   |
|                | green   |             | or appropriate mitigation possible).  |
|                | infrastructure?   |             | Assumptions for a neutral impact include  |
|                |   |             | that appropriate design and mitigation  |
|                |   |             | measures would be achieved through the  |
| LANDSCADE      | │<br>TOWNSCAPE AND C  | III TUDAL U | development process.  |
| Landscape      | Will it maintain and  | OLIUKAL HI  | RED = Significant negative impact on  |
| Lanuscape      | enhance the   |             | landscape character, no satisfactory  |
|                | diversity and   |             | mitigation measures possible.   |
|                | distinctiveness of  |             | maganen medeareo pecciare.  |
|                | landscape   |             | Significant Negative Impact (Development  |
|                | character?  |             | conflicts with townscape character, with  |
|                |   |             | significant negative impacts incapable of   |
|                |   |             | mitigation) - this part of the village is an  |
|                |   |             | extremely sensitive location with a distinctly  |
|                |   |             | rural character, and an Important   |
|                |   |             | Countryside Frontage has been designated to the south west to protect the rural         |
|                |   |             | character that sweeps into the village in this  |
|                |   |             | location.   |
| Townscape      | Will it maintain and  |             | RED = Significant negative impact on  |
|                | enhance the   |             | townscape character, no satisfactory  |
|                | diversity and   |             | mitigation measures possible.   |
|                | distinctiveness of  |             | Olavita and Namedia III (75)  |
|                | townscape   |             | Significant Negative Impact (Development  |
|                | character, including  |             | conflicts with townscape character, with  |

|  | through appropriate design and scale of development?  | significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.   |
|--|---|--|
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?   | RED = Significant negative impact on Greenbelt purposes  |
| Heritage                                 | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation  Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)  - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.  Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHA                              | NGE   | 1  |
| Renewables                               | Will it support the use of renewable energy resources?  | AMBER = Standard requirements for renewables would apply   |
| Flood Risk                               | Is site at flood risk?  | GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
| HUMAN HEALT                              | TH AND WELL BEING   | our not no appropriately additional.   |
|  | Will 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:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?   | GREEN = <1km or onsite provision  0.8km ACF from centre of the site to Histon and Impington Recreation Ground.   |
| Distance: Play<br>Facilities             | How far is the nearest play space for children and teenagers?   | RED = >800m  813m ACF from centre of the site to land west of Water Lane, north of Brook Close, Histon (The Village Green)   |
| Gypsy &<br>Traveller                     | Will it provide for<br>the<br>accommodation<br>needs of Gypsies<br>and Travellers and<br>Travelling   | AMBER = No Impact  |

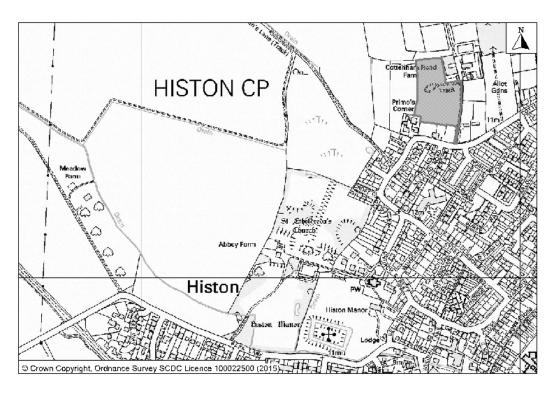
|                           | Showpeople?          |  |   |  |  |
|---------------------------|----------------------|--|---|--|--|
| Distance:                 | How far is the site  |  | R = >800m                                     |  |  |
| District or               | from the nearest     |  | K = >000111                                   |  |  |
| Local Centre              | District or Local    |  | 1 020m ACE to a point on High Street          |  |  |
| Local Certife             |                      |  | 1,028m ACF to a point on High Street          |  |  |
|                           | centre?              |  | (Histon) which is surrounded by a large       |  |  |
|                           |                      |  | number of services and facilities. There is a |  |  |
|                           |                      |  | smaller range of services and facilities      |  |  |
|                           |                      |  | within 1,000m located in Impington, but the   |  |  |
|                           |                      |  | High Street, Histon represents the main       |  |  |
|                           |                      |  | centre of Histon and Imington.                |  |  |
| Distance: City            | How far is the site  |  | R = >800m                                     |  |  |
| Centre                    | from edge of         |  |   |  |  |
|                           | defined Cambridge    |  |   |  |  |
|                           | City Centre?         |  |   |  |  |
|                           |                      |  |   |  |  |
| Distance: GP              | How far is the       |  | R = >800m                                     |  |  |
| Service                   | nearest health       |  |   |  |  |
|                           | centre or GP         |  | 882m ACF from centre of site to The           |  |  |
|                           | service?             |  | Surgery, Histon                               |  |  |
| Key Local                 | Will it improve      |  | AMBER = No impact on facilities (or           |  |  |
| Facilities                | quality and range    |  | satisfactory mitigation proposed).            |  |  |
|                           | of key local         |  | , , ,   |  |  |
|                           | services and         |  | No facilities lost, and no new facilities     |  |  |
|                           | facilities including |  | proposed directly as a result of the          |  |  |
|                           | health, education    |  | development.                                  |  |  |
|                           | and leisure (shops,  |  | de velepinena                                 |  |  |
|                           | post offices, pubs   |  |   |  |  |
|                           | etc?)                |  |   |  |  |
| Community                 | Will it encourage    |  | GREEN = Development would not lead to         |  |  |
| Facilities                | and enable           |  | the loss of any community facilities or       |  |  |
| 1 dollities               | engagement in        |  | replacement / appropriate mitigation          |  |  |
|                           | community            |  | possible                                      |  |  |
|                           | activities?          |  | possible                                      |  |  |
|                           | activities:          |  | No facilities lost, and no new facilities     |  |  |
|                           |                      |  | proposed directly as a result of the          |  |  |
|                           |                      |  |   |  |  |
| Integration               | How well would the   |  | development.                                  |  |  |
| Integration               |                      |  | AMBER = Adequate scope for integration        |  |  |
| with Existing Communities | development on       |  | with existing communities                     |  |  |
| Communities               | the site integrate   |  |   |  |  |
|                           | with existing        |  |   |  |  |
| FCONOMY                   | communities?         |  |   |  |  |
|                           | ECONOMY              |  |   |  |  |
| Deprivation               | Does it address      |  | AMBER = Not within or adjacent to the 40%     |  |  |
| (Cambridge)               | pockets of income    |  | most deprived Super Output Areas within       |  |  |
|                           | and employment       |  | Cambridge according to the Index of           |  |  |
|                           | deprivation          |  | Multiple Deprivation 2010.                    |  |  |
|                           | particularly in      |  |   |  |  |
|                           | Abbey Ward and       |  |   |  |  |
|                           | Kings Hedges?        |  |   |  |  |
|                           | Would allocation     |  |   |  |  |
|                           | result in            |  |   |  |  |
|                           | development in       |  |   |  |  |
|                           | deprived wards of    |  |   |  |  |
|                           | Cambridge?           |  |   |  |  |

| Shopping               | Will it protect the                  | GREEN = No effect or would support the   |
|------------------------|--------------------------------------|--|
|                        | shopping<br>hierarchy,               | vitality and viability of existing centres   |
|                        | supporting the                       | Development would have no effect on  |
|                        | vitality and viability               | vitality or viability of existing centres. The   |
|                        | of Cambridge,                        | indicator is likely to apply particularly to sites                                       |
|                        | town, district and local centres?    | which include retail, offices, or leisure uses.  |
| Employment -           | How far is the                       | AMBER = 1-3km  |
| Accessibility          | nearest main                         |  |
|                        | employment                           | 1.6km ACF from centre of site to South   |
|                        | centre?                              | Cambridgeshire 006D (Histon, including Vision Park)                                      |
| Employment -           | Would                                | G = No loss of employment land / allocation  |
| Land                   | development result                   | is for employment development  |
|                        | in the loss of employment land,      |  |
|                        | or deliver new                       |  |
|                        | employment land?                     |  |
| Utilities              | Will it improve the                  | GREEN = Existing infrastructure likely to be   |
|                        | level of investment in key community | sufficient   |
|                        | services and                         | Development can use existing capacity in   |
|                        | infrastructure,                      | utilities infrastructure. However, there is  |
|                        | including                            | insufficient spare mains water capacity  |
|                        | communications                       | within the distribution zone to supply the   |
|                        | infrastructure and broadband?        | number of proposed properties which could arise if all the SHLAA sites within the zone   |
|                        | broadbarid:                          | were to be developed. The sewerage   |
|                        |                                      | network is approaching capacity and will   |
|                        |                                      | require investigation and possibly mitigation.   |
| Education<br>Capacity  | Is there sufficient education        | AMBER = School capacity not sufficient, constraints can be appropriately mitigated       |
| Сарасну                | capacity?                            | constraints can be appropriately miligated   |
|                        |                                      | Insufficient spare school capacity but   |
|                        |                                      | potential for improvement to meet needs.   |
| Distance:              | How far is the                       | Insufficient secondary school capacity.  R = >800m                                       |
| Primary                | nearest primary                      | 11 - 2000111   |
| School                 | school?                              | 888m ACF from centre of site to Histon   |
| 5                      |                                      | Junior School.   |
| Distance:<br>Secondary | How far is the                       | G = Within 1km (or site large enough to provide new)                                     |
| School                 | nearest secondary school?            | provide riew)  |
|                        |                                      | 0.4km ACF from centre of site to Impington   |
| <b>TD 41:00</b> C = 0  |                                      | Village College.   |
| TRANSPORT Cycle Routes | What type of cycle                   | <br>AMBER = Medium quality off-road path.  |
| Syste Routes           | routes are                           | 7.11.5ETT - Modality quality off-toda patri.   |
|                        | accessible near to                   | The cycle facilities between Histon &  |
|                        | the site?                            | Impington and Cambridge comprise a mix of  |
|                        |                                      | on- and off-road provision, of variable quality. This is a heavily trafficked route with |
|                        |                                      | a mix of traffic speeds. Provision or  |

|  |   | contribution from this site would result in minor improvement to cycling facilities.   |
|--|---|--|
| Is there High Quality Public Transport (at edge of site)?  |   | AMBER = service meets requirements of high quality public transport in most but not all instances  |
| Scoring<br>mechanism has   |   | DARK GREEN = Score 19-25   |
| been developed to<br>consider access to<br>and quality of<br>public transport,<br>and cycling. Scores<br>determined by the<br>four criteria below. |   | Total score of 22.   |
|  |   | GG = Within 400m (6)   |
|  |   | 340m ACF from the centre of the site to the nearest bus stop.  |
|  |   | G = 20 minute frequency (4)  |
|  |   | 20 Minute Service.   |
|  |   | GG = 20 minutes or less (6)  |
|  |   | 17 Minutes from Impington to Cambridge.  |
|  |   | GG = Up to 5km (6)   |
|  |   | 4.91km ACF from the centre of the site to Cambridge Market.  |
| How far is the site  |   | R = >800m  |
| proposed train station?  |   | 5,433m ACF from centre of the site to Waterbeach Station.  |
| access to the highway network, where there is available capacity?  |   | GREEN = No capacity / access constraints identified that cannot be fully mitigated   |
| Will it make the transport network   |   | AMBER = No impacts   |
| safer for public transport, walking or cycling facilities?   |   | The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.  |
|  | Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  How far is the site from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport network safer for public transport, walking | Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  How far is the site from an existing or proposed train station?  Will it provide safe access to the highway network, where there is available capacity?  Will it make the transport, walking |

| Site Information                    |              |
|-------------------------------------|--------------|
| Development Sequence                | Rural Centre |
| Site reference number(s): SC013     |              |
| Consultation Reference numbers: N/A |              |

**Site name/address:** Land rear of 59 & 61 Cottenham Road, Histon **Map:** 



**Site description:** The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.

Current use(s): Agricultural

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 1.72 ha.

Potential residential capacity: 46 dwellings (30 dph)

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

|               | voractile             | aita Crada 2                                    |
|---------------|-----------------------|---|
|               | versatile             | site Grade 2                                    |
| Minanala      | agricultural land?    | GREEN = Site is not within an allocated or      |
| Minerals      | Will it avoid the     |   |
|               | sterilisation of      | safeguarded area.                               |
|               | economic mineral      |   |
|               | reserves?             | Site within an area designated in the           |
|               |                       | Minerals and Waste LDF but development          |
|               |                       | would not have a negative impact.               |
| POLLUTION     |                       |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced             |
| ·             | development of the    | impact.   |
|               | sites result in an    | '   |
|               | adverse               | Development unlikely to impact on air           |
|               | impact/worsening      | quality. Site lies in an area where air quality |
|               | of air quality?       | acceptable.                                     |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or             |
| AQIVIA        | near to an AQMA,      | A14   |
|               | the M11 or the        | A14   |
|               |                       |   |
| D II ('       | A14?                  | AMPER   |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of              |
|               | Odour, light noise    | adequate mitigation                             |
|               | and vibration         |   |
|               | problems if the site  | Development may be incompatible with            |
|               | is developed, as a    | neighbouring uses. Unwins Industrial Estate     |
|               | receptor or           | to north east with medium to large sized        |
|               | generator             | industrial type units / uses including light    |
|               | (including            | industrial and warehouse type uses. Noise       |
|               | compatibility with    | from activities and vehicle movements are       |
|               | neighbouring          | material considerations with significant        |
|               | uses)?                | negative impact potential in terms of health    |
|               | (3000)                | and well being and a poor quality living        |
|               |                       | environment and possible noise nuisance. It     |
|               |                       | is unlikely that mitigation measures on the     |
|               |                       | proposed development site alone can             |
|               |                       | • •   |
|               |                       | provide an acceptable ambient noise             |
| 0 ( 1 1 1     | 1- (1 1-1-            | environment.                                    |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an       |
|               | contamination on      | area with a history of contamination            |
|               | the site?             |   |
| Water         | Will it protect and   | GREEN = No impact / Capable of full             |
|               | where possible        | mitigation                                      |
|               | enhance the quality   |   |
|               | of the water          | Assumptions for a neutral impact are that       |
|               | environment?          | appropriate standards and pollution control     |
|               |                       | measures will achieved through the              |
|               |                       | development process, e.g. as part of            |
|               |                       | Sustainable Drainage Systems (Suds).            |
| BIODIVERSITY  | ,<br>'                | - Castaniasio Brainago Gyotomo (Gado).          |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent       |
| •             |                       |   |
| Sites         | protected species     | to designated for nature conservation or        |
|               | and protect sites     | recognised as containing protected species,     |
|               | designated for        | or local area will be developed as              |
|               | nature                | greenspace. No or negligible impacts            |
|               | conservation          |   |

|                | T                    |            |   |
|----------------|----------------------|------------|---|
|                | interest, and        |            |   |
|                | geodiversity?        |            |   |
|                | (Including           |            |   |
|                | International and    |            |   |
|                | locally designated   |            |   |
|                | sites)               |            |   |
| Biodiversity   | Would                |            | AMBER = Development would have a              |
|                | development          |            | negative impact on existing features or       |
|                | reduce habitat       |            | network links but capable of appropriate      |
|                | fragmentation,       |            | mitigation                                    |
|                | enhance              |            |   |
|                | native species, and  |            | Assumptions for a neutral impact are that     |
|                | help deliver habitat |            | existing features that warrant retention can  |
|                | restoration (helping |            | be retained or appropriate mitigation will be |
|                | to achieve           |            | achieved through the development process.     |
|                | Biodiversity Action  |            |   |
|                | Plan targets, and    |            |   |
|                | maintain             |            |   |
|                | connectivity         |            |   |
|                | between green        |            |   |
|                | infrastructure)?     |            |   |
| TPO            | Are there trees on   |            | GREEN = Site does not contain or adjoin       |
|                | site or immediately  |            | any protected trees                           |
|                | adjacent protected   |            |   |
|                | by a Tree            |            |   |
|                | Preservation Order   |            |   |
|                | (TPO)?               |            |   |
| Green          | Will it improve      |            | AMBER = No significant opportunities or       |
| Infrastructure | access to wildlife   |            | loss of existing green infrastructure capable |
|                | and green spaces,    |            | of appropriate mitigation                     |
|                | through delivery of  |            |   |
|                | and access to        |            | Neutral impact (existing features retained,   |
|                | green                |            | or appropriate mitigation possible).          |
|                | infrastructure?      |            | Assumptions for a neutral impact include      |
|                |                      |            | that appropriate design and mitigation        |
|                |                      |            | measures would be achieved through the        |
|                |                      |            | development process.                          |
| •              | TOWNSCAPE AND C      | ULTURAL HI |   |
| Landscape      | Will it maintain and |            | AMBER = negative impact on landscape          |
|                | enhance the          |            | character, incapable of mitigation.           |
|                | diversity and        |            |   |
|                | distinctiveness of   |            | Minor Negative Impact (Development            |
|                | landscape            |            | conflicts with landscape character, minor     |
|                | character?           |            | negative impacts incapable of mitigation) -   |
|                |                      |            | this part of the village is an extremely      |
|                |                      |            | sensitive location with a distinctly rural    |
|                |                      |            | character.                                    |
| Townscape      | Will it maintain and |            | AMBER = negative impact on townscape          |
|                | enhance the          |            | character, incapable of mitigation.           |
|                | diversity and        |            |   |
|                | distinctiveness of   |            | Minor Negative Impact (development            |
|                | townscape            |            | conflicts with townscape character, minor     |
|                | character, including |            | negative impacts incapable of mitigation) -   |
|                | through              |            | the site has only a tenuous link to village   |

|                | appropriate design     |   | framework and would directly impact on the    |
|----------------|------------------------|---|---|
|                | and scale of           |   | setting of two Grade II cottages.             |
|                | development?           |   |   |
| Green Belt     | What effect would      |   | AMBER = negative impact on Greenbelt          |
| 0.0020         | the development of     |   | purposes                                      |
|                | this site have on      |   | purposes                                      |
|                | Green Belt             |   |   |
|                |                        |   |   |
|                | purposes?              |   | 555 60 1 1 1 1 1 1 1                          |
| Heritage       | Will it protect or     |   | RED = Site contains, is adjacent to, or       |
|                | enhance sites,         |   | within the setting of such sites, buildings   |
|                | features or areas of   |   | and features, with potential for significant  |
|                | historical,            |   | negative impacts incapable of appropriate     |
|                | archaeological, or     |   | mitigation                                    |
|                | cultural interest      |   |   |
|                | (including             |   | Significant Negative Impact on historic       |
|                | conservation           |   | Assets (incapable of satisfactory mitigation) |
|                | areas, listed          |   | - site forms an important part of the setting |
|                | buildings,             |   | of the adjacent two Grade II Listed cottages. |
|                | •                      |   |   |
|                | registered parks       |   | Archaeological potential will require further |
|                | and gardens and        |   | information but it is likely appropriate      |
|                | scheduled              |   | mitigation can be achieved through the        |
|                | monuments)?            |   | development process.                          |
| CLIMATE CHA    | NGE                    |   |   |
| Renewables     | Will it support the    |   | AMBER = Standard requirements for             |
|                | use of renewable       |   | renewables would apply                        |
|                | energy resources?      |   |   |
| Flood Risk     | Is site at flood risk? |   | GREEN = Flood Zone 1 / low risk               |
|                |                        |   |   |
|                |                        |   | Flood Zone 1 and no drainage issues that      |
|                |                        |   | cannot be appropriately addressed.            |
|                | TH AND WELL BEING      | j |   |
| Open Space     | Will it increase the   |   | GREEN = Assumes minimum on-site               |
|                | quantity and quality   |   | provision to adopted plan standards is        |
|                | of publically          |   | provided onsite                               |
|                | accessible open        |   |   |
|                | space?                 |   |   |
| Distance:      | How far is the         |   | GREEN = <1km or onsite provision              |
| Outdoor Sport  | nearest outdoor        |   |   |
| Facilities     | sports facilities?     |   | 0.8km ACF from centre of the site to Histon   |
| 1 dollidos     | oporto facilitico:     |   | and Impington Recreation Ground.              |
| Distance: Play | How far is the         |   | RED = >800m                                   |
| Distance: Play | 1                      |   | NLD = >000111                                 |
| Facilities     | nearest play space     |   | 000   |
|                | for children and       |   | 869m ACF from centre of the site to Land      |
|                | teenagers?             |   | west of Water Lane, north of Brook Close,     |
|                |                        |   | Histon (The Village Green)                    |
| Gypsy &        | Will it provide for    |   | AMBER = No Impact                             |
| Traveller      | the                    |   |   |
|                | accommodation          |   |   |
|                | needs of Gypsies       |   |   |
|                | and Travellers and     |   |   |
|                | Travelling             |   |   |
|                | Showpeople?            |   |   |
| Distance:      | How far is the site    |   | R = >800m                                     |
| District or    | from the nearest       |   | IX = 2000III                                  |
| טוטוווטנטו     | moin the healest       |   |   |

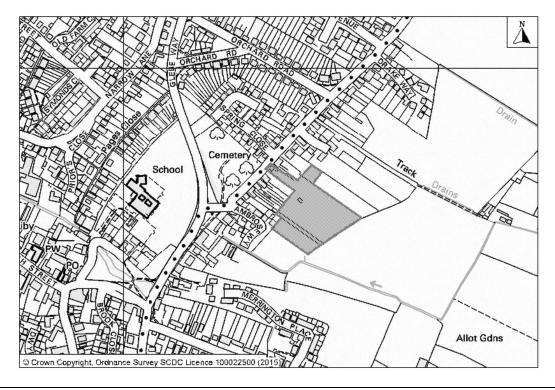
| Local Centre                                | District or Local centre?  | 835m ACF to a point on High Street which is surrounded by a large number of services and facilities.   |
|---|--|--|
| Distance: City<br>Centre                    | How far is the site from edge of defined Cambridge City Centre?  | R = >800m  |
| Distance: GP<br>Service                     | How far is the nearest health centre or GP service?  | R = >800m  1,596m ACF from centre of site to Histon Surgery.   |
| Key Local<br>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<br>Facilities                     | Will it encourage and enable engagement in community activities?   | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  No facilities lost, and no new facilities proposed directly as a result of the  |
| Integration<br>with Existing<br>Communities | How well would the development on the site integrate with existing communities?  | development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Backland development in a low density part of the village, set between 2 listed cottages and an employment site. |
| ECONOMY                                     | T = .  |  |
| Deprivation (Cambridge)                     | Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.   |
| Shopping                                    | Will it protect the shopping hierarchy, supporting the vitality and viability  | 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  |

|               | at Carabaidara      | indicator is likely to configuration and the       |
|---------------|---------------------|--|
|               | of Cambridge,       | indicator is likely to apply particularly to sites |
|               | town, district and  | which include retail, offices, or leisure uses.    |
|               | local centres?      |  |
| Employment -  | How far is the      | AMBER = 1-3km                                      |
| Accessibility | nearest main        |  |
|               | employment          | 1.6km ACF from centre of site to South             |
|               | centre?             | Cambridgeshire 006D (Histon, including             |
|               |                     | Vision Park)                                       |
| Employment -  | Would               | G = No loss of employment land / allocation        |
| Land          | development result  | is for employment development                      |
|               | in the loss of      | To the employment development                      |
|               | employment land,    |  |
|               | or deliver new      |  |
|               |                     |  |
| Utilities     | employment land?    | CDEEN Eviction infractive turn likely to be        |
| Otilities     | Will it improve the | GREEN = Existing infrastructure likely to be       |
|               | level of investment | sufficient   |
|               | in key community    |  |
|               | services and        | Development can use existing capacity in           |
|               | infrastructure,     | utilities infrastructure. However, there is        |
|               | including           | insufficient spare mains water capacity            |
|               | communications      | within the distribution zone to supply the         |
|               | infrastructure and  | number of proposed properties which could          |
|               | broadband?          | arise if all the SHLAA sites within the zone       |
|               |                     | were to be developed. The sewerage                 |
|               |                     | network is approaching capacity and will           |
|               |                     | require investigation and possibly mitigation.     |
| Education     | Is there sufficient | AMBER = School capacity not sufficient,            |
| Capacity      | education           | constraints can be appropriately mitigated         |
| Capacity      |                     | constraints can be appropriately mitigated         |
|               | capacity?           | languitti ai aut au aug an bank an ann aite but    |
|               |                     | Insufficient spare school capacity but             |
|               |                     | potential for improvement to meet needs.           |
|               |                     | Insufficient secondary school capacity.            |
| Distance:     | How far is the      | A = 400 - 800m                                     |
| Primary       | nearest primary     |  |
| School        | school?             | 784m ACF from centre of site to Histon             |
|               |                     | Junior School.                                     |
| Distance:     | How far is the      | A = 1 to 3 km                                      |
| Secondary     | nearest secondary   |  |
| School        | school?             | 1.7km ACF from centre of site to Impington         |
| 0011001       | 30.10011            | Village College.                                   |
| TRANSPORT     | I                   | rmago conogo.                                      |
| Cycle Routes  | What type of cycle  | <br>AMBER = Medium quality off-road path.          |
| Cycle Roules  | What type of cycle  | AINIDEN = INICUIUM QUAIITY OH-10au Path.           |
|               | routes are          | The evale feelities between UP (                   |
|               | accessible near to  | The cycle facilities between Histon &              |
|               | the site?           | Impington and Cambridge comprise a mix of          |
|               |                     | on- and off-road provision, of variable            |
|               |                     | quality. This is a heavily trafficked route with   |
|               |                     | a mix of traffic speeds. Provision or              |
|               |                     | contribution from this site would result in        |
|               |                     | minor improvement to cycling facilities.           |
| HQPT          | Is there High       | AMBER = service meets requirements of              |
|               | Quality Public      | high quality public transport in most but not      |
|               | Transport (at edge  | all instances                                      |
|               | of site)?           | aota.1000  |
| i e           | OI SILO/:           |  |

| Sustainable               | Scoring                | GREEN = Score 15-19 from 4 criteria below   |
|---------------------------|------------------------|---|
| Transport                 | mechanism has          |   |
| Score (SCDC)              | been developed to      | Total score of 18.                          |
| ,                         | consider access to     |   |
|                           | and quality of         |   |
|                           | public transport,      |   |
|                           | and cycling. Scores    |   |
|                           | determined by the      |   |
|                           | four criteria below.   |   |
| Distance: bus             |                        | GG = Within 400m (6)                        |
| stop / rail               |                        |   |
| station                   |                        | 183m ACF from the centre of the site to the |
|                           |                        | nearest bus stop.                           |
| Frequency of              |                        | G = 20 minute frequency (4)                 |
| Public                    |                        | OO Minute Oamine                            |
| Transport                 |                        | 20 Minute Service.                          |
| Public                    |                        | G = 21 to 30 minutes (4)                    |
| transport                 |                        | OO Minutes from History to Oscalaridas      |
| journey time to           |                        | 23 Minutes from Histon to Cambridge.        |
| City Centre               |                        | C. Flore to 40lyes (4)                      |
| Distance for              |                        | G = 5km  to  10km  (4)                      |
| cycling to City<br>Centre |                        | 6.11km ACF from the centre of the site to   |
| Centre                    |                        | Cambridge Market.                           |
| Distance:                 | How far is the site    | R = >800m                                   |
| Railway                   | from an existing or    | K = 2000III                                 |
| Station                   | proposed train         | 6,268m ACF from centre of the site to       |
| Otation                   | station?               | Waterbeach Station.                         |
| Access                    | Will it provide safe   | AMBER = Insufficient capacity / access.     |
| , 100000                  | access to the          | Negative effects capable of appropriate     |
|                           | highway network,       | mitigation.                                 |
|                           | where there is         | 94  |
|                           | available capacity?    | Minor negative effects incapable of         |
|                           |                        | mitigation. Access constraints - the access |
|                           |                        | link to the public highway is unsuitable to |
|                           |                        | serve the number of units that are being    |
|                           |                        | proposed.                                   |
| Non-Car                   | Will it make the       | AMBER = No impacts                          |
| Facilities                | transport network      | ·   |
|                           | safer for public       |   |
|                           | transport, walking     |   |
|                           | or cycling facilities? |   |

| Site Information                        |              |  |
|---|--------------|--|
| Development Sequence                    | Rural Centre |  |
| Site reference number(s): SC053         |              |  |
| Consultation Reference numbers:         |              |  |
| Site name/address: Mill Lane, Impington |              |  |
|   |              |  |

## Мар:



**Site description:** The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.

Current use(s): Residential gardens

Proposed use(s): 30+ dwellings

Site size (ha): South Cambridgeshire: 1.35 ha.

Potential residential capacity: 32 dwellings (30 dph)

| LAND         |                    |  |
|--------------|--------------------|--|
| PDL          | Would              | RED = Not on PDL                             |
|              | development make   |  |
|              | use of previously  | Most of the site is not previously developed |
|              | developed          | land although the site includes one          |
|              | land?              | residential property.                        |
| Agricultural | Would              | GREEN = Neutral. Development would not       |
| Land         | development lead   | affect grade 1 and 2 land.                   |
|              | to the loss of the |  |
|              | best and most      |  |
|              | versatile          |  |
|              | agricultural land? |  |

| Minerals            | Will it avoid the 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<br>near to an AQMA,<br>the M11 or the<br>A14?  | GREEN = >1,000m of an AQMA, M11, or A14  |
| Pollution           | Are there potential<br>Odour, light noise<br>and vibration<br>problems if the site<br>is developed, as a<br>receptor or  | AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing                     |
|                     | generator<br>(including<br>compatibility with<br>neighbouring<br>uses)?  | 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   | GREEN = No impact / Capable of full mitigation   |
|                     | of the water environment?  | Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).     |
| BIODIVERSITY        | ,  |  |
| Designated<br>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<br>negative impact on existing features or<br>network links but capable of appropriate  |

|                | Τ                                |            | I  |
|----------------|----------------------------------|------------|--|
|                | fragmentation,                   |            | mitigation   |
|                | enhance                          |            |  |
|                | native species, and              |            | Assumptions for a neutral impact are that  |
|                | help deliver habitat             |            | existing features that warrant retention can   |
|                | restoration (helping             |            | be retained or appropriate mitigation will be  |
|                | to achieve                       |            | achieved through the development process.  |
|                | Biodiversity Action              |            |  |
|                | Plan targets, and                |            |  |
|                | maintain                         |            |  |
|                | connectivity                     |            |  |
|                | between green                    |            |  |
|                | infrastructure)?                 |            |  |
| TPO            | Are there trees on               |            | GREEN = Site does not contain or adjoin  |
|                | site or immediately              |            | any protected trees  |
|                | adjacent protected               |            |  |
|                | by a Tree                        |            |  |
|                | Preservation Order               |            |  |
|                | (TPO)?                           |            |  |
| Green          | Will it improve                  |            | AMBER = No significant opportunities or  |
| Infrastructure | access to wildlife               |            | loss of existing green infrastructure capable  |
|                | and green spaces,                |            | of appropriate mitigation  |
|                | through delivery of              |            | 3 311 31 300 3   |
|                | and access to                    |            | Neutral impact (existing features retained,  |
|                | green                            |            | or appropriate mitigation possible).   |
|                | infrastructure?                  |            | Assumptions for a neutral impact include   |
|                |                                  |            | that appropriate design and mitigation   |
|                |                                  |            | measures would be achieved through the   |
|                |                                  |            | development process.   |
| LANDSCAPE.     | TOWNSCAPE AND C                  | ULTURAL HI |  |
| Landscape      | Will it maintain and             |            | RED = Significant negative impact on   |
|                | enhance the                      |            | landscape character, no satisfactory   |
|                | diversity and                    |            | mitigation measures possible.  |
|                | distinctiveness of               |            | Thingaile in Cacarco possible.   |
|                | landscape                        |            | Significant Negative Impact (Development   |
|                | character?                       |            | conflicts with landscape character, minor  |
|                | onaractor.                       |            | negative impacts incapable of mitigation) -  |
|                |                                  |            | The site is in an area characterised as  |
|                |                                  |            | fragmented linear and close development,   |
|                |                                  |            | surrounded by enclosed farmland and  |
|                |                                  |            | paddocks, which create a transition  |
|                |                                  |            | between village edge and open fields. Loss   |
|                |                                  |            | of a significant and distinctive long orchard  |
|                |                                  |            | plots within a group of contemporary C19   |
|                |                                  |            | terraces, probably part of the significant late  |
|                |                                  |            | C19 extension of the village for Chivers Jam   |
|                |                                  |            | production. Development of this site would   |
|                |                                  |            | ·  |
|                |                                  |            | lose the soft village edge, pastoral and rural in character, between the built development   |
|                |                                  |            | · · · · · · · · · · · · · · · · · · ·  |
|                |                                  |            | and larger agricultural landscape, in an area  |
| Townsons       | Mill it maintain and             |            | of prominent landscape.  |
| Townscape      | Will it maintain and             |            | AMBER = negative impact on townscape   |
|                | enhance the                      |            | character, incapable of mitigation.  |
|                | diversity and distinctiveness of |            | Minor Negative Impact (development   |
|                |                                  |            | L BALLANT BLOOMSTON A TODOS TO |

|  | Τ.   | W C Sd C  |
|--|--|---|
| Green Belt                               | townscape character, including through appropriate design and scale of development?  What effect would                 | conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.  AMBER = negative impact on Green Belt   |
| Orden Ben                                | the development of this site have on Green Belt purposes?  | purposes  |
| Heritage                                 | Will it protect or<br>enhance sites,<br>features or areas of<br>historical,<br>archaeological, or<br>cultural interest | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation   |
|  | (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?                | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the setting of the Conservation Area and C19 heritage assets. Development would result in the loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHA                              | NGE  |   |
| Renewables                               | Will it support the use of renewable energy resources?   | AMBER = Standard requirements for renewables would apply  |
| Flood Risk                               | Is site at flood risk?   | GREEN = Flood Zone 1 / low risk  Most of the site is Flood Zone 1 and the southern-most part of the site is within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.  |
|  | TH AND WELL BEING  |   |
| Open Space                               | Will it increase the quantity and quality of publically accessible open space?   | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  |
| Distance:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?  | AMBER = 1-3km  1.1km ACF from centre of the site to Histon  |

|                         |                                       |          | and Impington Recreation Ground.   |
|-------------------------|---------------------------------------|----------|--|
| Distance: Play          | How far is the                        |          | GREEN =<400m   |
| Facilities              | nearest play space                    |          |  |
|                         | for children and                      |          | 298m ACF from centre of the site to Land   |
|                         | teenagers?                            |          | west of Water Lane, north of Brook Close,  |
|                         |                                       |          | Histon (The Village Green)   |
| Gypsy &                 | Will it provide for                   |          | AMBER = No Impact  |
| Traveller               | the                                   |          |  |
|                         | accommodation                         |          |  |
|                         | needs of Gypsies                      |          |  |
|                         | and Travellers and                    |          |  |
|                         | Travelling                            |          |  |
| Distance:               | Showpeople?  How far is the site      |          | A = 400 - 800m   |
| Distance. District or   | from the nearest                      |          | A = 400 - 800M   |
| Local Centre            | District or Local                     |          | 521m ACF to a point on High Street (Histon)  |
| Local Ochic             | centre?                               |          | which is surrounded by a large number of   |
|                         | 3311131                               |          | services and facilities.   |
| Distance: City          | How far is the site                   |          | R = >800m  |
| Centre                  | from edge of                          |          |  |
|                         | defined Cambridge                     |          |  |
|                         | City Centre?                          |          |  |
|                         |                                       |          |  |
| Distance: GP            | How far is the                        |          | R = 800m   |
| Service                 | nearest health                        |          |  |
|                         | centre or GP                          |          | 883m ACF from centre of site to Histon   |
| Vov. Local              | service?                              |          | Surgery.   |
| Key Local<br>Facilities | Will it improve quality and range     |          | AMBER = No impact on facilities (or satisfactory mitigation proposed).   |
| 1 aciiilles             | of key local                          |          | Satisfactory miligation proposed).   |
|                         | services and                          |          | No facilities lost, and no new facilities  |
|                         | facilities including                  |          | proposed directly as a result of the   |
|                         | health, education                     |          | development.   |
|                         | and leisure (shops,                   |          | ·  |
|                         | post offices, pubs                    |          |  |
|                         | etc?)                                 |          |  |
| Community               | Will it encourage                     |          | GREEN = Development would not lead to  |
| Facilities              | and enable                            |          | the loss of any community facilities or  |
|                         | engagement in                         |          | replacement / appropriate mitigation   |
|                         | community activities?                 |          | possible   |
|                         | ผบแขนเธอ :                            |          | No facilities lost, and no new facilities  |
|                         |                                       |          | proposed directly as a result of the   |
|                         |                                       |          | development.   |
| Integration             | How well would the                    |          | AMBER = Adequate scope for integration   |
| with Existing           | development on                        |          | with existing communities  |
| Communities             | the site integrate                    |          | -  |
|                         | with existing                         |          |  |
|                         | communities?                          |          |  |
| ECONOMY                 | 1 =                                   | <u> </u> | Lange and the second se |
| Deprivation             | Does it address                       |          | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)             | pockets of income                     |          | most deprived Super Output Areas within  |
|                         | and employment deprivation            |          | Cambridge according to the Index of Multiple Deprivation 2010.   |
|                         | <sub> </sub> u <del>c</del> privation |          | munipie Deprivation 2010.  |

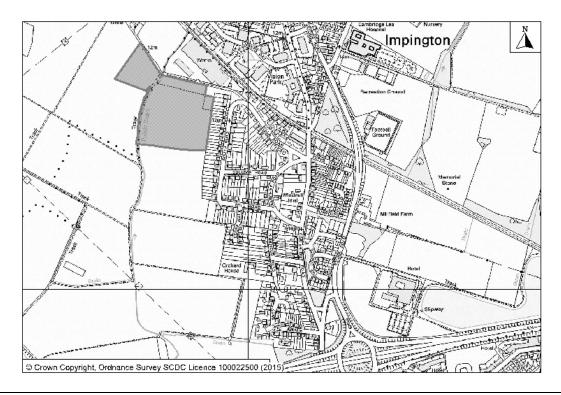
| particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  |               |                     |  |
|--|---------------|---------------------|--|
| Kings Hedges? Would allocation result in development in deprived wards of Cambridge?   |               | particularly in     |  |
| Would allocation result in development in development in deprived wards of Cambridge?  |               | _                   |  |
| Provided the shopping  |               |                     |  |
| development in deprived wards of Cambridge?  Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local centres?  Employment - Accessibility enterest main employment centre?  Employment - Land development result in the loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband?  Education List there sufficient education capacity?  Education Capacity:  Education Distance: Picture in development in deprivation parts (apacity of site to Histon Junior School)  Distance: Picture in development in the provide new)  EGREN = No effect or would support the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Insufficient spark of propriet and propriet in the loss of employment land?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  AMBER = Significant upgrades likely to be required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education Capacity?  Distance: How far is the nearest primary school?  Edward There is insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =  |               | Would allocation    |  |
| deprived wards of Cambridge?   |               | result in           |  |
| deprived wards of Cambridge?   |               | development in      |  |
| Cambridge?   Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres provided to the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. I how far is the nearest main employment centre?   AMBER = 1-3km   |               | -                   |  |
| Shopping   Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?   Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.   Development and local centres?   AMBER = 1-3km nearest main employment centre?   AMBER = 1-3km nearest main employment centre?   Semployment land, or deliver new employment land, or deliver new employment land; or deliver new employment land; or deliver new employment in keys community services and infrastructure, including communications infrastructure and broadband?   AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation   AMBER = Significant upgrades likely to be required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.    Education   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?   334m ACF from centre of site to Histon Junior School.   Ge-Within 1km (or site large enough to provide new)   |               |                     |  |
| shopping hierarchy, supporting the vitality and viability of existing centres herarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility  Employment - Cambridge, town district and local centres?  Employment - Cambridge, town district and local centres?  Employment - Cambridge may be a constraint of the centre?  Employment - Cambridgeshire 006D (Histon, including Vision Park)  Employment - Land  Utilities  Utilities  Utilities  Utilities  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Education  Education  Capacity  Education  Capacity  Distance:  How far is the rearest may support the factor of the firmany school?  Distance:  How far is the secondary  Vitality and viability of existing centres. The including viability of existing centres. The viability of existing centres. The vitality of cambridges hire ovided to vitality of existing centres. The viability of existing centres. The including radiction to slikely to apply particularly to sites which include retail, offices, or leisure uses.  AMBER = 1-3km  1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = Significant upgrades likely to be required, but constraints can be addressed. There is insufficient spare acholo capacity but potential for improve | Shopping      |                     | GREEN - No effect or would support the   |
| hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility   | Chopping      |                     | • •  |
| Supporting the vitality and viability of Cambridge, town, district and local centres?   Supporting the vitality of Cambridge, town, district and local centres?   AMBER = 1-3km  |               |                     | vitality and viability of existing centres   |
| vitality and viability of Cambridge, town, district and local centres?  Employment - How far is the nearest main employment centre?  Would development result in the loss of employment land, or deliver new employment land?  Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity?  Education Cipacity  Distance: How far is the nearest primary school School?  Distance: How far is the nearest primary school school?  Employment - How far is the nearest primary school school school?  I witality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Which include retail, offices, or leisure spells which include retail, offices, or leisure spells which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, or leisure uses. Includine chicked which include retail, offices, of leisure uses. Including camerity on the server on the spell which in the Cambridgeshire 006D (Histon, including Vision Park)  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be development.  Employment development 1.4km CF from centre of site to Histon Junior School.  Distance: How far is the provide new)          |               | •                   | Dovolonment would have no offect on  |
| Of Cambridge, town, district and local centres?  |               |                     | ·  |
| town, district and local centres?  Employment - Accessibility  Employment - Centre?  Employment - Centre?  Employment - Centre?  Employment - Land  Utilities  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Capacity  Education  Capacity  Distance:  Primary School  Education:  Employment - Land  Would Cambridgeshire 006D (Histon, including Vision Park)  AMBER = 1-3km  1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, but constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  1 Stance: How far is the period properties within 1 km (or site large enough to provide new)   |               | 1                   |  |
| Iocal centres?   |               |                     | 1  |
| Employment - Accessibility  How far is the nearest main employment centre?  Employment - Centre?  Employment - Land  Employment - Land  Utilities  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Education  Education  Education  Education  Education  Education  Distance:  Primary  School  Employment - Land  How far is the nearest primary school capacity to person and infrast the level of investment endered in the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Education  Distance:  How far is the nearest primary school capacity nearest secondary  AMBER = 1-3km  1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)  1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated capacity of interest parts and possibly mitigation.  Education  Capacity  From a provident and possibly mitigation.  AMBER = School capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G = <400m  From a provident and parts and par |               |                     | which include retail, offices, or leisure uses.  |
| Accessibility    nearest main employment centre?   1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)  |               |                     |  |
| employment centre?    Secondary   Cambridgeshire 006D (Histon, including Vision Park)  |               |                     | AMBER = 1-3km  |
| Employment - Land  Would development result in the loss of employment land, or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Will the service and broadband?  Education Capacity  Education Capacity  Distance:  Distance:  How far is the permany secondary  Distance:  How far is the permany secondary  Would development land / G = No loss of employment land / allocation is for employment development  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)  | Accessibility |                     |  |
| Employment - Land  Would development result in the loss of employment land, or deliver new employment land?  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Will the sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education Capacity  Distance:  Distance:  How far is the primary School  Distance:  Distance:  How far is the primary School  Distance:  Distance:  How far is the primary School  Distance:  How far is the primary school capacity in Porvide new)  Would  G = No loss of employment land / allocation is for employment land / allocation is for employment development  G = No loss of employment land / allocation is for employment development  G = No loss of employment land / allocation is for employment development  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  G =<400m  G =<400m  Junior School.  G =<400m  Junior School.   |               | employment          | 1.4km ACF from centre of site to South   |
| Employment - Land  Would development result in the loss of employment land / or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Will step the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Will result in 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  Distance:  How far is the primary school  Distance:  How far is the nearest primary school  Distance:  How far is the secondary  Distance:  How far is the nearest secondary  Distance:  How far is the nearest secondary  Distance:  How far is the nearest secondary  How far is the nearest secondary  Distance:  How far is the nearest secondary  Distance:  How far is the nearest secondary  G = Within 1km (or site large enough to provide new)  |               | centre?             | Cambridgeshire 006D (Histon, including   |
| Land development result in the loss of employment land, or deliver new employment land?  Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity?  Distance: Primary School  Distance: How far is the result in the level of employment land?  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance: How far is the nearest primary school?  Distance: How far is the nearest secondary provide new)  |               |                     | Vision Park)   |
| Land development result in the loss of employment land, or deliver new employment land?  Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity?  Distance: Primary School  Distance: How far is the results in the level of investment in the loss of employment land?  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  G =<400m  Distance: How far is the nearest primary school  Junior School.  G = Within 1km (or site large enough to provide new)  | Employment -  | Would               | G = No loss of employment land / allocation  |
| in the loss of employment land, or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Education  Capacity  Distance: Primary School  Distance: Power and in the loss of employment land, or deliver new employment land, or deliver new employment land, or deliver new employment land?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   | • •           | development result  | • •  |
| employment land, or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity  Distance: Primary School  Distance: Distance: Distance: Primary Secondary  Education Capacity  How far is the performance and employment land?  Will it improve the level of investment in key community services and infrastructure in key community services and infrastructure, including communications infrastructure and broadband?  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance: How far is the performed and provide new)   |               | -                   |  |
| Utilities  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Capacity  Distance:  Primary School  Distance:  How far is the pevel of investment in key community services and infrastructure infrastructure including communications infrastructure and broadband?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance:  How far is the period of the provide new)  G = Within 1km (or site large enough to provide new)   |               |                     |  |
| Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Distance: Primary School  Distance: Pistance: Primary Secondary  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance:  How far is the nearest primary school.  G = Within 1km (or site large enough to provide new)  |               |                     |  |
| Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Capacity  Distance:  Di |               |                     |  |
| level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Distance:  Distance:  Primary School  Distance:  Distanc | Litilities    |                     | AMRED - Significant ungrados likely to be  |
| in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Distance: Primary School  Distance: Possible of Primary School  Distance: Secondary  In key communications infrastructure, including communications infrastructure and broadband?  In key community services and infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance: How far is the nearest secondary provide new)  | Otilities     |                     |  |
| services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Distance: How far is the Primary School  Distance: How far is the Secondary  Distance: How far is the nearest secondary  Distance: How far is in the supplied the constraints can be addressed. There is insufficient space w |               |                     |  |
| infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity  Distance: How far is the Primary School  Distance: How far is the Secondary  Insufficient capacity capacity capacity capacity and will require investigation and possibly mitigated.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  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.  G =<400m  G =<400m  G =<400m  G =<400m  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.  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.  G =<400m  G =<400m  G =<400m  G =<400m  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 could arise if all the SHLAA sites which coul |               |                     | miligation   |
| including communications infrastructure and broadband?  Education Capacity  Beducation Capacity?  Distance: How far is the Primary School  Distance: How far is the Primary School  Distance: How far is the Secondary  How far is the Secondary  Including required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated in sufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  G =< |               |                     | NAin on I Militia o Infrantsustant income accepta  |
| communications infrastructure and broadband?  There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is 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: How far is the nearest primary school School  Distance: How far is the nearest secondary  Builting in sufficient spare of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   |               | -                   |  |
| infrastructure and broadband?  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?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: How far is the nearest primary school School  Distance: How far is the nearest secondary  Distance: How far is the nearest secondary  Capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites which could arise in a suppression and will require investigation.   |               |                     | •  |
| broadband?  broadband?  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  Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary School  Distance: How far is the nearest secondary  But 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.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Finally  School capacity  G =<400m  334m ACF from centre of site to Histon Junior School.  Distance: How far is the nearest secondary  Finally  G = Within 1km (or site large enough to provide new)   |               |                     | •  |
| 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?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary School  Distance: How far is the nearest secondary  G = Within 1km (or site large enough to provide new)   |               |                     |  |
| 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?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary School  Distance: How far is the Secondary  How far is the nearest secondary  G = Within 1km (or site large enough to provide new)  |               | broadband?          |  |
| sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary school?  Distance: How far is the nearest primary School  Distance: How far is the nearest secondary  G = Within 1km (or site large enough to provide new)  |               |                     |  |
| and will require investigation and possibly mitigation.  Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the school?  Distance: How far is the school?  School  G = Within 1km (or site large enough to provide new)  |               |                     | within the zone were to be developed. The  |
| Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest secondary  MHBER = School capacity not sufficient, constraints can be appropriately mitigated  Final Primary school capacity but potential for improvement to meet needs. Insufficient secondary  G = <400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   |               |                     | sewerage network is approaching capacity   |
| Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary school?  Distance:  Distance: How far is the nearest primary School  Capacity  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   |               |                     | and will require investigation and possibly  |
| Education Capacity  Is there sufficient education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: Primary School  Distance: How far is the nearest primary school?  Distance:  Distance: How far is the nearest primary School  Capacity  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   |               |                     |  |
| Capacity  education capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: How far is the Primary school school?  School School?  Distance: How far is the G = Within 1km (or site large enough to provide new)   | Education     | Is there sufficient |  |
| capacity?  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: How far is the Primary nearest primary school?  School School?  Distance: How far is the Junior School.  Distance: G = Within 1km (or site large enough to provide new)  |               |                     |  |
| Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  Distance: How far is the Primary nearest primary school school?  Distance: How far is the Junior School.  Distance: How far is the Secondary nearest secondary provide new)   | 2 2-1- 3-2    |                     | Service of the servic |
| Distance: How far is the Primary School school?  Distance: School School?  Distance: How far is the Primary School School?  Distance: G = Vithin 1km (or site large enough to provide new)   |               | Japacit, i          | Insufficient spare school capacity but   |
| Distance: How far is the Primary School school?  Distance: School School?  Distance: How far is the Secondary School Scho |               |                     | · · · · · · · · · · · · · · · · · · ·  |
| Distance: How far is the nearest primary School School?  Distance: How far is the nearest primary School.  Distance: How far is the Secondary nearest secondary G = <400m  G = <400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)  |               |                     |  |
| Primary nearest primary school? 334m ACF from centre of site to Histon Junior School.  Distance: How far is the Secondary nearest secondary Primary School and the school of the school  | Distance:     | How for ic the      |  |
| School school? 334m ACF from centre of site to Histon Junior School.  Distance: How far is the Secondary nearest secondary Provide new)  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to provide new)   |               |                     | G =<400III   |
| Junior School.  Distance: How far is the Secondary nearest secondary provide new)  Junior School.  G = Within 1km (or site large enough to provide new)  | _             |                     | 004 405 (  |
| Distance: How far is the Secondary nearest secondary G = Within 1km (or site large enough to provide new)  | School        | school?             |  |
| Secondary nearest secondary provide new)   |               |                     |  |
|  |               |                     |  |
| School school?   | Secondary     | nearest secondary   | provide new)   |
|  |               |                     |  |

|                     |  | 0.8km ACF from centre of site to Impington       |
|---------------------|--|--|
|                     |  | Village College.                                 |
| TRANSPORT           | \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | ANADED NATIONS WELL AND THE                      |
| Cycle Routes        | What type of cycle                     | AMBER = Medium quality off-road path.            |
|                     | routes are accessible near to          | The cycle facilities between Histon &            |
|                     | the site?                              | Impington and Cambridge comprise a mix of        |
|                     | the site:                              | on- and off-road provision, of variable          |
|                     |  | quality. This is a heavily trafficked route with |
|                     |  | a mix of traffic speeds. Provision or            |
|                     |  | contribution from this site would result in      |
|                     |  | minor improvement to cycling facilities.         |
| HQPT                | Is there High                          | AMBER = service meets requirements of            |
|                     | Quality Public                         | high quality public transport in most but not    |
|                     | Transport (at edge                     | all instances                                    |
| Sustainable         | of site)? Scoring                      | DARK GREEN = Score 19-25                         |
| Transport           | mechanism has                          | 571111 GILLIN - 60010 10 20                      |
| Score (SCDC)        | been developed to                      | Total score of 20.                               |
|                     | consider access to                     |  |
|                     | and quality of                         |  |
|                     | public transport,                      |  |
|                     | and cycling. Scores determined by the  |  |
|                     | four criteria below.                   |  |
| Distance: bus       | Tour criteria below.                   | GG = Within 400m (6)                             |
| stop / rail         |  | (0)  |
| station             |  | 302m ACF from the centre of the site to the      |
|                     |  | nearest bus stop.                                |
| Frequency of        |  | G = 20 minute frequency (4)                      |
| Public<br>Transport |  | 20 Minute Service.                               |
| Public              |  | GG = 20 minutes or less (6)                      |
| transport           |  | 33 = 20 minutes of 1633 (0)                      |
| journey time to     |  | 17 Minutes from Histon to Cambridge.             |
| City Centre         |  | -  |
| Distance for        |  | G = 5km  to  10km  (4)                           |
| cycling to City     |  | 5 Odday AOF frame that another of the critical   |
| Centre              |  | 5.31km ACF from the centre of the site to        |
| Distance:           | How far is the site                    | Cambridge Market.  R = >800m                     |
| Railway             | from an existing or                    | 1 - 2000III                                      |
| Station             | proposed train                         | 5,811m ACF from centre of the site to            |
|                     | station?                               | Waterbeach Station.                              |
| Access              | Will it provide safe                   | AMBER = Insufficient capacity / access.          |
|                     | access to the                          | Negative effects capable of appropriate          |
|                     | highway network,                       | mitigation.                                      |
|                     | where there is available capacity?     | Minor negative effects incapable of              |
|                     | avaliable capacity?                    | mitigation. Access constraints - the Highway     |
|                     |  | Authority has concerns in relationship to the    |
|                     |  | provision of suitable inter vehicle visibility   |
|                     |  | splays for this site.                            |
| Non-Car             | Will it make the                       | AMBER = No impacts                               |

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

| Site Information                               |              |  |
|--|--------------|--|
| Development Sequence                           | Rural Centre |  |
| Site reference number(s): SC227                |              |  |
| Consultation Reference numbers: N/A            |              |  |
| Site name/address: Land off Villa Road, Histon |              |  |

## Мар:



**Site description:** The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.

Current use(s): Agricultural

Proposed use(s): 40 dwellings

Site size (ha): South Cambridgeshire: 6.64 ha.

Potential residential capacity: 21 dwellings (30 dph)

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

| Minerals            | Will it avoid the sterilisation of   | GREEN = Site is not within an allocated or safeguarded area.   |
|---------------------|--|--|
|                     | economic mineral reserves?   | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
| POLLUTION           |  |  |
| 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<br>near to an AQMA,<br>the M11 or the<br>A14?  | AMBER = <1000m of an AQMA, M11 or A14  502m ACF from edge of site to AQMA.  787m ACF from edge of site to A14  |
| Pollution           | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.  |
| Contamination       | Is there possible contamination on the site?   | AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination |
| Water               | Will it protect and where possible enhance the quality of the water environment?   | GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).   |
| Designated<br>Sites | Will it conserve protected species and protect sites designated for nature   | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts   |

|                | conservation         |              |  |
|----------------|----------------------|--------------|--|
|                | interest, and        |              |  |
|                | geodiversity?        |              |  |
|                | (Including           |              |  |
|                | International and    |              |  |
|                | locally designated   |              |  |
|                | sites)               |              |  |
| Biodiversity   | Would                |              | AMBER = Development would have a               |
|                | development          |              | negative impact on existing features or        |
|                | reduce habitat       |              | network links but capable of appropriate       |
|                | fragmentation,       |              | mitigation                                     |
|                | enhance              |              | - Timagadori                                   |
|                | native species, and  |              | Assumptions for a neutral impact are that      |
|                | help deliver habitat |              | existing features that warrant retention can   |
|                |                      |              |  |
|                | restoration (helping |              | be retained or appropriate mitigation will be  |
|                | to achieve           |              | achieved through the development process.      |
|                | Biodiversity Action  |              |  |
|                | Plan targets, and    |              |  |
|                | maintain             |              |  |
|                | connectivity         |              |  |
|                | between green        |              |  |
|                | infrastructure)?     |              |  |
| TPO            | Are there trees on   |              | GREEN = Site does not contain or adjoin        |
|                | site or immediately  |              | any protected trees                            |
|                | adjacent protected   |              |  |
|                | by a Tree            |              | There is a protected walnut tree close to the  |
|                | Preservation Order   |              | eastern boundary of the site.                  |
|                | (TPO)?               |              |  |
| Green          | Will it improve      |              | AMBER = No significant opportunities or        |
| Infrastructure | access to wildlife   |              | loss of existing green infrastructure capable  |
|                | and green spaces,    |              | of appropriate mitigation                      |
|                | through delivery of  |              | or appropriate magation                        |
|                | and access to        |              | Neutral impact (existing features retained,    |
|                | green                |              | or appropriate mitigation possible).           |
|                | infrastructure?      |              | Assumptions for a neutral impact include       |
|                | illiastructure:      |              | that appropriate design and mitigation         |
|                |                      |              |  |
|                |                      |              | measures would be achieved through the         |
| LANDCOADE      | TOWNICOADE AND O     | III TUDAL    | development process.                           |
|                | TOWNSCAPE AND C      | UL I UKAL HI |  |
| Landscape      | Will it maintain and |              | RED = Significant negative impact on           |
|                | enhance the          |              | landscape character, no satisfactory           |
|                | diversity and        |              | mitigation measures possible.                  |
|                | distinctiveness of   |              |  |
|                | landscape            |              | Significant Negative Impact (Development       |
|                | character?           |              | conflicts with landscape character, with       |
|                |                      |              | significant negative impacts incapable of      |
|                |                      |              | mitigation) - The site is on the edge of the   |
|                |                      |              | village and has a soft boundary, with trees    |
|                |                      |              | and scrub providing a buffer area between      |
|                |                      |              | the built-up area and the wider countryside.   |
|                |                      |              | It provides an area of contrast with the wider |
|                |                      |              | open landscape. The land is within the         |
|                |                      |              | Green Belt in an area where development        |
|                |                      |              |  |
|                |                      |              | would have a significant adverse impact on     |

|               |  | Green Belt purposes and functions, where      |
|---------------|--|---|
|               |  | the landscape is open with long views to be   |
|               |  | had across towards Cambridge and Girton.      |
| Townscape     | Will it maintain and                   | AMBER = negative impact on townscape          |
| ·             | enhance the                            | character, incapable of mitigation            |
|               | diversity and                          | , ,   |
|               | distinctiveness of                     | Minor Negative Impact (development            |
|               | townscape                              | conflicts with townscape character, minor     |
|               | character, including                   | negative impacts incapable of mitigation) –   |
|               | through                                | The character of this part of the village is  |
|               | appropriate design                     | linear estate development with intermittent   |
|               | and scale of                           | hedging to the east forming a fairly exposed  |
|               | development?                           | edge to farmland. The land is within the      |
|               | development:                           | Green Belt in an area where development       |
|               |  | would have a significant adverse impact on    |
|               |  |   |
|               |  | Green Belt purposes and functions, where      |
|               |  | the landscape is open with long views to be   |
| One are Dieli | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | had across towards Cambridge and Girton.      |
| Green Belt    | What effect would                      | RED = Significant negative impact on Green    |
|               | the development of                     | Belt purposes                                 |
|               | this site have on                      |   |
|               | Green Belt                             |   |
| 11. %         | purposes?                              | ODEEN OF L                                    |
| Heritage      | Will it protect or                     | GREEN = Site does not contain or adjoin       |
|               | enhance sites,                         | such buildings, sites or features, and there  |
|               | features or areas of                   | is no impact to the setting                   |
|               | historical,                            |   |
|               | archaeological, or                     | Neutral impact (existing features retained,   |
|               | cultural interest                      | or appropriate mitigation possible).          |
|               | (including                             | Archaeological potential will require further |
|               | conservation                           | information but the assumption for a neutral  |
|               | areas, listed                          | impact is that it is likely appropriate       |
|               | buildings,                             | mitigation can be achieved through the        |
|               | registered parks                       | development process.                          |
|               | and gardens and                        |   |
|               | scheduled                              |   |
|               | monuments)?                            |   |
| CLIMATE CHA   |  | <br>_   |
| Renewables    | Will it support the                    | AMBER = Standard requirements for             |
|               | use of renewable                       | renewables would apply                        |
|               | energy resources?                      |   |
| Flood Risk    | Is site at flood risk?                 | AMBER = Flood Zone 2 / medium risk            |
|               |  | Flood Zone 3 (or other form of flood risk     |
|               |  | incapable of appropriate mitigation) - A      |
|               |  | large proportion of the site (approximately   |
|               |  | 4/5ths) is within flood zones 2 and 3.        |
|               |  | However, the land closest to the village      |
|               |  | framework is Flood Zone 1.                    |
|               | TH AND WELL BEING                      |   |
| Open Space    | Will it increase the                   | GREEN = Assumes minimum on-site               |
|               | quantity and quality                   | provision to adopted plan standards is        |
|               | of publically                          | provided onsite                               |
|               | accessible open                        |   |
|               | space?                                 |   |

| Distance:               | How far is the                    |          | GREEN = <1km or onsite provision   |
|-------------------------|-----------------------------------|----------|--|
| Outdoor Sport           | nearest outdoor                   |          |  |
| Facilities              | sports facilities?                |          | 0.7km ACF from centre of the site to Histon and Impington Recreation Ground.   |
| Distance: Play          | How far is the                    |          | GREEN =<400m   |
| Facilities              | nearest play space                |          | OKEEN = C+OOM  |
| 1 dollidoo              | for children and                  |          | 391m ACF from centre of the site to Land   |
|                         | teenagers?                        |          | west of Water Lane, north of Brook Close,  |
|                         | toonagoro.                        |          | Histon (The Village Green)   |
| Gypsy &                 | Will it provide for               |          | AMBER = No Impact  |
| Traveller               | the                               |          | 7 till 2 til 1 til |
|                         | accommodation                     |          |  |
|                         | needs of Gypsies                  |          |  |
|                         | and Travellers and                |          |  |
|                         | Travelling                        |          |  |
|                         | Showpeople?                       |          |  |
| Distance:               | How far is the site               |          | R =>800m   |
| District or             | from the nearest                  |          |  |
| Local Centre            | District or Local                 |          | 1,008m ACF to a point on High Street which   |
|                         | centre?                           |          | is surrounded by a large number of services  |
|                         |                                   |          | and facilities.  |
| Distance: City          | How far is the site               |          | R = 800m   |
| Centre                  | from edge of                      |          |  |
|                         | defined Cambridge                 |          |  |
|                         | City Centre?                      |          |  |
|                         |                                   |          |  |
| Distance: GP            | How far is the                    |          | A =400 - 800m  |
| Service                 | nearest health                    |          | 440 4054   |
|                         | centre or GP                      |          | 448m ACF from centre of site to Histon   |
| Vov. Local              | service?                          |          | Surgery.  AMBER = No impact on facilities (or  |
| Key Local<br>Facilities | Will it improve quality and range |          | satisfactory mitigation proposed).   |
| i aciiilles             | of key local                      |          | satisfactory miligation proposed).   |
|                         | services and                      |          | No facilities lost, and no new facilities  |
|                         | facilities including              |          | proposed directly as a result of the   |
|                         | health, education                 |          | development.   |
|                         | and leisure (shops,               |          | development.   |
|                         | post offices, pubs                |          |  |
|                         | etc?)                             |          |  |
| Community               | Will it encourage                 |          | GREEN = Development would not lead to  |
| Facilities              | and enable                        |          | the loss of any community facilities or  |
| -                       | engagement in                     |          | replacement / appropriate mitigation   |
|                         | community                         |          | possible   |
|                         | activities?                       |          |  |
|                         |                                   |          | No facilities lost, and no new facilities  |
|                         |                                   |          | proposed directly as a result of the   |
|                         |                                   |          | development.   |
| Integration             | How well would the                |          | AMBER = Adequate scope for integration   |
| with Existing           | development on                    |          | with existing communities  |
| Communities             | the site integrate                |          |  |
|                         | with existing                     |          |  |
|                         | communities?                      |          |  |
| ECONOMY                 | 1 =                               | <u> </u> |  |
| Deprivation             | Does it address                   |          | AMBER = Not within or adjacent to the 40%  |

|                       | 1                               |  |
|-----------------------|---------------------------------|--|
| (Cambridge)           | pockets of income               | most deprived Super Output Areas within  |
|                       | and employment                  | Cambridge according to the Index of  |
|                       | deprivation                     | Multiple Deprivation 2010.   |
|                       | particularly in                 |  |
|                       | Abbey Ward and                  |  |
|                       | Kings Hedges?                   |  |
|                       | Would allocation                |  |
|                       |                                 |  |
|                       | result in                       |  |
|                       | development in                  |  |
|                       | deprived wards of               |  |
|                       | Cambridge?                      |  |
| Shopping              | Will it protect the             | GREEN = No effect or would support the   |
| 11 0                  | shopping                        | vitality and viability of existing centres   |
|                       | hierarchy,                      | The state of the s |
|                       | supporting the                  | Development would have no effect on  |
|                       |                                 | •  |
|                       | vitality and viability          | vitality or viability of existing centres. The   |
|                       | of Cambridge,                   | indicator is likely to apply particularly to sites   |
|                       | town, district and              | which include retail, offices, or leisure uses.  |
|                       | local centres?                  |  |
| Employment -          | How far is the                  | GREEN = <1km or allocation is for or   |
| Accessibility         | nearest main                    | includes a significant element of  |
|                       | employment                      | employment or is for another non-residential   |
|                       | centre?                         | use  |
|                       | contro.                         |  |
|                       |                                 | 0.5km ACF from centre of site to South   |
|                       |                                 |  |
|                       |                                 | Cambridgeshire 006D (Histon, including   |
|                       |                                 | Vision Park)   |
| Employment -          | Would                           | G = No loss of employment land / allocation  |
| Land                  | development result              | is for employment development  |
|                       | in the loss of                  |  |
|                       | employment land,                |  |
|                       | or deliver new                  |  |
|                       | employment land?                |  |
| Utilities             | Will it improve the             | AMBER = Significant upgrades likely to be  |
| Otintioo              | level of investment             | required, constraints capable of appropriate   |
|                       |                                 |  |
|                       | in key community                | mitigation   |
|                       | services and                    |  |
|                       | infrastructure,                 | Minor Utilities Infrastructure improvements  |
|                       | including                       | required, but constraints can be addressed.  |
|                       | communications                  | There is insufficient spare mains water  |
|                       | infrastructure and              | capacity within the distribution zone to   |
|                       |                                 | ·  |
|                       | broadband?                      | I SUDDIV the number of proposed properties   |
|                       | broadband?                      | <br>supply the number of proposed properties which could arise if all the SHLAA sites  |
|                       | broadband?                      | which could arise if all the SHLAA sites   |
|                       | broadband?                      | which could arise if all the SHLAA sites within the zone were to be developed. The   |
|                       | broadband?                      | which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity  |
|                       | broadband?                      | 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  |
|                       |                                 | 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             | broadband?  Is there sufficient | 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  |
| Education<br>Capacity |                                 | 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.  |
|                       | Is there sufficient education   | 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.  AMBER = School capacity not sufficient,   |
|                       | Is there sufficient             | 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.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  |
|                       | Is there sufficient education   | 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.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but  |
|                       | Is there sufficient education   | 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.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs.   |
|                       | Is there sufficient education   | 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.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but  |

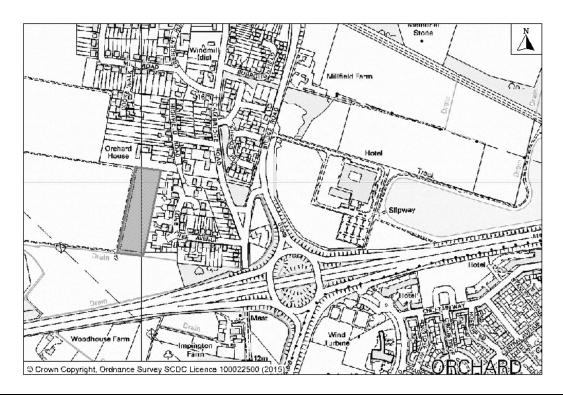
|                 |                      | school provision.                                |
|-----------------|----------------------|--|
| Distance:       | How far is the       | A =400 - 800m                                    |
| Primary         | nearest primary      | A -+00 - 000III                                  |
| School          | school?              | 534m ACF from centre of site to Histon           |
| 301001          | SCHOOLS              |  |
| D: 4            | 11 6 2 4             | Junior School.                                   |
| Distance:       | How far is the       | G = Within 1km (or site large enough to          |
| Secondary       | nearest secondary    | provide new)                                     |
| School          | school?              |  |
|                 |                      | 0.9km ACF from centre of site to Impington       |
|                 |                      | Village College.                                 |
| TRANSPORT       | T                    |  |
| Cycle Routes    | What type of cycle   | AMBER = Medium quality off-road path.            |
|                 | routes are           |  |
|                 | accessible near to   | The cycle facilities between Histon &            |
|                 | the site?            | Impington and Cambridge comprise a mix of        |
|                 |                      | on- and off-road provision, of variable          |
|                 |                      | quality. This is a heavily trafficked route with |
|                 |                      | a mix of traffic speeds. Provision or            |
|                 |                      | contribution from this site would result in      |
|                 |                      | minor improvement to cycling facilities.         |
| HQPT            | Is there High        | AMBER = service meets requirements of            |
|                 | Quality Public       | high quality public transport in most but not    |
|                 | Transport (at edge   | all instances                                    |
|                 | of site)?            |  |
| Sustainable     | Scoring              | DARK GREEN = Score 19-25                         |
| Transport       | mechanism has        |  |
| Score (SCDC)    | been developed to    | Total score of 20.                               |
| (0020)          | consider access to   | (Score changed from 22 to 20)                    |
|                 | and quality of       | (Coord on an igoa nom == 10 =0)                  |
|                 | public transport,    |  |
|                 | and cycling. Scores  |  |
|                 | determined by the    |  |
|                 | four criteria below. |  |
| Distance: bus   | Tour oritoria bolow. | G = Within 600m (4)                              |
| stop / rail     |                      | 0 = vvia iii 000iii (1)                          |
| station         |                      | 425m ACF from the centre of the site to the      |
|                 |                      | nearest bus stop.                                |
| Frequency of    |                      | G = 20 minute frequency (4)                      |
| Public          |                      |  |
| Transport       |                      | 20 Minute Service.                               |
| Public          |                      | GG = 20 minutes or less (6)                      |
| transport       |                      |  |
| journey time to |                      | 17 Minutes from Histon to Cambridge.             |
| City Centre     |                      |  |
| Distance for    |                      | GG = Up to 5km (6)                               |
| cycling to City |                      |  |
| Centre          |                      | 4.33km ACF from the centre of the site to        |
| 3011110         |                      | Cambridge Market.                                |
| Distance:       | How far is the site  | R = >800m  |
| Railway         | from an existing or  | 1 - 7 000m                                       |
| Station         | proposed train       | 5,9.4m ACF from centre of the site to            |
| Julion          | station?             | Waterbeach Station.                              |
| Access          | Will it provide safe | AMBER = Insufficient capacity / access.          |
| V00699          | access to the        |  |
|                 | auutoo 10 1116       | Negative effects capable of appropriate          |

|            | highway network,       | mitigation.  |
|------------|------------------------|--|
|            | where there is         | 3  |
|            | available capacity?    | Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.) |
| Non-Car    | Will it make the       | AMBER = No impacts   |
| Facilities | transport network      | ·  |
|            | safer for public       | The Highway Authority will require new   |
|            | transport, walking     | development to provide or contribute to the  |
|            | or cycling facilities? | provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.   |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC336 |              |
| Consultation Reference numbers: |              |

Site name/address: Land to the west of Lone Tree Avenue, Impington

## Мар:



**Site description:** Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south.

Current use(s): Grassland

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.37 ha.

Potential residential capacity: 37 dwellings (30 dph)

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

| Minerals      | Will it avoid the sterilisation of economic mineral   | GREEN = Site is not within an allocated or safeguarded area.  |
|---------------|---|---|
|               | reserves?   | Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.  |
| POLLUTION     | 1   |   |
| Air Quality   | Would the development of the sites result in an adverse   | AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.   |
|               | impact/worsening of air quality?  | Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation. Close to an AQMA on A14.   |
| AQMA          | Is the site within or<br>near to an AQMA,<br>the M11 or the   | RED = Within or adjacent to an AQMA, M11 or A14   |
|               | A14?  | 0m ACF from edge of site to AQMA  |
|               |   | 113m ACF from edge of site to A14   |
| Pollution     | Are there potential Odour, light noise and vibration  | AMBER = Adverse impacts capable of adequate mitigation  |
|               | problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Significant potential for traffic noise from A14. Some minor to moderate additional offsite 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<br>an area with a history of contamination, or<br>capable of remediation appropriate to<br>proposed development (potential to achieve<br>benefits subject to appropriate mitigation)   |
|               |   | Historical agricultural, industrial / commercial uses on site and adjacent to disused railway line. Potential for minor benefits through remediation of minor contamination.  |
| Water         | Will it protect and where possible enhance the quality  | GREEN = No impact / Capable of full mitigation  |
|               | of the water environment?   | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).  |

| BIODIVERSITY   | ,                      |            |   |
|----------------|------------------------|------------|---|
| Designated     | Will it conserve       |            | GREEN = Does not contain, is not adjacent                                       |
| Sites          | protected species      |            | to designated for nature conservation or  |
|                | and protect sites      |            | recognised as containing protected species,                                     |
|                | designated for         |            | or local area will be developed as  |
|                | nature                 |            | greenspace. No or negligible impacts.   |
|                | conservation           |            | No impact on protected sites and species  |
|                | interest, and          |            | (or impacts could be mitigated).  |
|                | geodiversity?          |            |   |
|                | (Including             |            |   |
|                | International and      |            |   |
|                | locally designated     |            |   |
| D: 11 '/       | sites)                 |            | AMBED B I I I I I I I I I I I I I I I I I I                                     |
| Biodiversity   | Would                  |            | AMBER = Development would have a  |
|                | development            |            | negative impact on existing features or   |
|                | reduce habitat         |            | network links but capable of appropriate  |
|                | fragmentation, enhance |            | mitigation  |
|                | native species, and    |            | Assumptions for a neutral impact are that                                       |
|                | help deliver habitat   |            | existing features that warrant retention can                                    |
|                | restoration (helping   |            | be retained or appropriate mitigation will be                                   |
|                | to achieve             |            | achieved through the development process.                                       |
|                | Biodiversity Action    |            | aoine rea ameagir and aoreicpiniona precessi                                    |
|                | Plan targets, and      |            |   |
|                | maintain               |            |   |
|                | connectivity           |            |   |
|                | between green          |            |   |
|                | infrastructure)?       |            |   |
| TPO            | Are there trees on     |            | GREEN = Site does not contain or adjoin   |
|                | site or immediately    |            | any protected trees   |
|                | adjacent protected     |            |   |
|                | by a Tree              |            |   |
|                | Preservation Order     |            |   |
| Green          | (TPO)? Will it improve |            | AMBER = No significant opportunities or   |
| Infrastructure | access to wildlife     |            | loss of existing green infrastructure capable                                   |
| minastractare  | and green spaces,      |            | of appropriate mitigation   |
|                | through delivery of    |            | S. Spriophiato magation   |
|                | and access to          |            | Neutral impact (existing features retained,                                     |
|                | green                  |            | or appropriate mitigation possible).  |
|                | infrastructure?        |            | Assumptions for a neutral impact include  |
|                |                        |            | that appropriate design and mitigation  |
|                |                        |            | measures would be achieved through the  |
|                |                        |            | development process.  |
| · ·            | TOWNSCAPE AND C        | ULTURAL HI |   |
| Landscape      | Will it maintain and   |            | AMBER = negative impact on landscape  |
|                | enhance the            |            | character, incapable of mitigation.   |
|                | diversity and          |            | Miner Ne notive Issue and /Day 1  |
|                | distinctiveness of     |            | Minor Negative Impact (Development  |
|                | landscape              |            | conflicts with landscape character, minor                                       |
|                | character?             |            | negative impacts incapable of mitigation) - adverse effect on the landscape and |
|                |                        |            | townscape setting of Impington. It would  |
|                |                        |            | impact on the purposes and functions of the                                     |
|                |                        |            | impaction the purposes and functions of the                                     |

|                |                             | Green Belt in an area with wide views         |
|----------------|-----------------------------|---|
| <b>T</b>       | AA/III if on a in Caine and | across to Cambridge.                          |
| Townscape      | Will it maintain and        | AMBER = negative impact on townscape          |
|                | enhance the                 | character, incapable of mitigation.           |
|                | diversity and               |   |
|                | distinctiveness of          | Minor Negative Impact (development            |
|                | townscape                   | conflicts with townscape character, minor     |
|                | character, including        | negative impacts incapable of mitigation) -   |
|                | through                     | backland development that does not relate     |
|                | appropriate design          | well to street-scene.                         |
|                | and scale of                |   |
|                | development?                |   |
| Green Belt     | What effect would           | AMBER = negative impact on Greenbelt          |
|                | the development of          | purposes                                      |
|                | this site have on           |   |
|                | Green Belt                  |   |
|                | purposes?                   |   |
| Heritage       | Will it protect or          | GREEN = Site does not contain or adjoin       |
| 1 1191         | enhance sites,              | such buildings, sites or features, and there  |
|                | features or areas of        | is no impact to the setting                   |
|                | historical,                 | The impact to the country                     |
|                | archaeological, or          | Neutral impact (existing features retained,   |
|                | cultural interest           | or appropriate mitigation possible).          |
|                | (including                  | Archaeological potential will require further |
|                | conservation                | information but the assumption for a neutral  |
|                | areas, listed               | impact is that it is likely appropriate       |
|                | buildings,                  | mitigation can be achieved through the        |
|                | registered parks            | development process.                          |
|                | and gardens and             | development process.                          |
|                | scheduled                   |   |
|                | monuments)?                 |   |
| CLIMATE CHA    | ,                           |   |
| Renewables     | Will it support the         | AMBER = Standard requirements for             |
| Reflewables    | use of renewable            | • • • • • • • • • • • • • • • • • • •         |
|                |                             | renewables would apply                        |
| Flood Diele    | energy resources?           | ODEEN. Flood Zono 4 / love viole              |
| 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             |
| LIIMAN LEAT    | │<br>「H AND WELL BEING      | cannot be appropriately addressed             |
| Open Space     | Will it increase the        | GREEN = Assumes minimum on-site               |
| Open Space     |                             |   |
|                | quantity and quality        | provision to adopted plan standards is        |
|                | of publically               | provided onsite                               |
|                | accessible open             |   |
| Distant        | space?                      | ODEEN Almonia '                               |
| Distance:      | How far is the              | GREEN = <1km or onsite provision              |
| Outdoor Sport  | nearest outdoor             | 0.000 4.05 (10.00)                            |
| Facilities     | sports facilities?          | 0.6m ACF from centre of the site to land      |
|                |                             | west of Ring Fort Road, Orchard Park.         |
| Distance: Play | How far is the              | GREEN = <400m or onsite provision             |
| Facilities     | nearest play space          |   |
|                | for children and            | 358m ACF from centre of the site to land      |
|                | teenagers?                  | west of Mill Road, Impington.                 |
| Gypsy &        | Will it provide for         | AMBER = No Impact                             |

| Tuesta  | 145-5  |  |
|---|--|--|
| Traveller                                       | the  |  |
|   | accommodation  |  |
|   | needs of Gypsies   |  |
|   | and Travellers and   |  |
|   | Travelling   |  |
|   | Showpeople?  |  |
| Distance:                                       | How far is the site  | R = >800m  |
| District or                                     | from the nearest   |  |
| Local Centre                                    | District or Local  | 1,700m ACF to Cambridge Road (Village  |
|   | centre?  | Hall), Girton  |
| Distance: City                                  | How far is the site  | R = >800m  |
| Centre  | from edge of   | 1 - 2000III  |
| Contro  | defined Cambridge  |  |
|   | City Centre?   |  |
| Distance: GP                                    | How far is the   | R = >800m  |
| Service   | nearest health   | K = >000111  |
| Service   |  | 074m AOE from control of oits to The   |
|   | centre or GP   | 974m ACF from centre of site to The  |
| 16 1  | service?   | Surgery, Histon.   |
| Key Local                                       | Will it improve  | AMBER = No impact on facilities (or  |
| Facilities                                      | quality and range  | satisfactory mitigation proposed).   |
|   | of key local   |  |
|   | services and   | No facilities lost, and no new facilities  |
|   | facilities including   | proposed directly as a result of the   |
|   | health, education  | development.   |
|   | and leisure (shops,  |  |
|   | post offices, pubs   |  |
|   | etc?)  |  |
| Community                                       | Will it encourage  | GREEN = Development would not lead to  |
| Facilities                                      | and enable   | the loss of any community facilities or  |
|   | engagement in  | replacement / appropriate mitigation   |
|   | community  | possible.  |
|   | LCONTINUUNILV  |  |
|   |  | possible.  |
|   | activities?  | ·  |
|   |  | No facilities lost, and no new facilities  |
|   |  | No facilities lost, and no new facilities proposed directly as a result of the   |
| Integration                                     | activities?  | No facilities lost, and no new facilities proposed directly as a result of the development.  |
| Integration with Existing                       | activities?  How well would the  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration  |
| with Existing                                   | activities?  How well would the development on   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | How well would the development on the site integrate   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration  |
| with Existing                                   | How well would the development on the site integrate with existing   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration  |
| with Existing<br>Communities                    | How well would the development on the site integrate   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration  |
| with Existing Communities  ECONOMY              | How well would the development on the site integrate with existing communities?  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40%   |
| with Existing Communities  ECONOMY              | How well would the development on the site integrate with existing communities?  Does it address pockets of income   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within                                     |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within                                     |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in                                  | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in                   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |
| with Existing Communities  ECONOMY  Deprivation | How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in                   | No facilities lost, and no new facilities proposed directly as a result of the development.  AMBER = Adequate scope for integration with existing communities  AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |

|                                  | 1  | _                                    | D. D   |  |
|----------------------------------|--|--------------------------------------|--|--|
|                                  | shopping<br>hierarchy,   | V                                    | vitality and viability of existing centres.  |  |
|                                  | supporting the vitality and viability of Cambridge, town, district and local centres?  | V<br>ii                              | Development would have no effect on vitality or viability of existing centres. The ndicator is likely to apply particularly to sites which include retail, offices, or leisure uses.   |  |
| Employment -                     | How far is the   | P                                    | AMBER = 1-3km  |  |
| Accessibility                    | nearest main employment centre?  | (                                    | 1.2km ACF from centre of site to South<br>Cambridgeshire 006D (Histon, including<br>Vision Park)   |  |
| Employment -<br>Land             | Would development result in the loss of employment land, or deliver new employment land?   |                                      | G = No loss of employment land / allocation s for employment development   |  |
| Utilities                        | Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? | S<br>N<br>r<br>C<br>S<br>V<br>V<br>V | GREEN = Existing infrastructure likely to be sufficient.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |  |
| Education<br>Capacity            | Is there sufficient education capacity?  | C II                                 | AMBER = School capacity not sufficient, constraints can be appropriately mitigated insufficient spare school capacity but potential for improvement to meet needs.   |  |
| Distance:                        | How far is the   |                                      | A = 400 - 800m   |  |
| Primary<br>School                | nearest primary school?  | F                                    | 682m ACF from centre of site to Orchard Park Primary School.   |  |
| Distance:<br>Secondary<br>School | How far is the nearest secondary school?   | 1                                    | A = 1 to 3 km  1.2km ACF from centre of site to Impington Village College.   |  |
| TRANSPORT                        |  |                                      |  |  |
| Cycle Routes                     | What type of cycle routes are accessible near to the site?   |                                      | AMBER = Medium quality off-road path.  |  |
| HQPT                             | Is there High Quality Public Transport (at edge of site)?  | h                                    | AMBER = service meets requirements of<br>nigh quality public transport in most but not<br>all instances  |  |
| Sustainable                      | Scoring  |                                      | DARK GREEN = Score 19-25   |  |

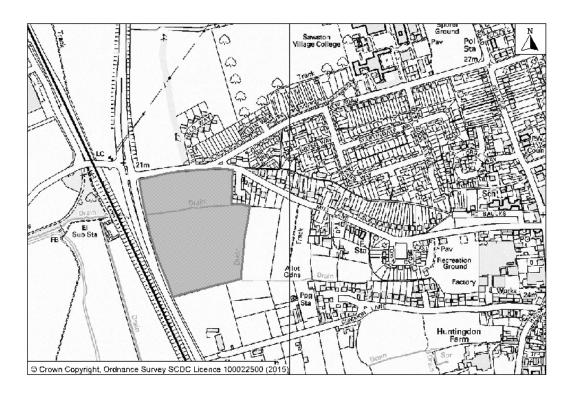
| Transport<br>Score (SCDC)                             | mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. | Total Score 22  |
|---|--|---|
| Distance: bus<br>stop / rail<br>station               |  | GG = Within 400m (6)  242m ACF from the centre of the site to the nearest bus stop (Impington, Highfield Road)  |
| Frequency of Public                                   |  | G = 20 minute frequency (4)   |
| Transport   |  | Citi 8 service - 20 minute service.   |
| Public<br>transport<br>journey time to<br>City Centre |  | GG = 20 minutes or less (6)  16 minutes from bus stop to the centre of Cambridge (Impington, Highfield Road to Cambridge, Emmanuel Street).   |
| Distance for  |  | GG = Up to 5km (6)  |
| cycling to City                                       |  | (-)   |
| Centre  |  | 3.59km ACF to Cambridge Market  |
| Distance:   | How far is the site  | R = >800m   |
| Railway   | from an existing or  |   |
| Station   | proposed train   | 5,157m ACF from centre of the site to   |
| ^   | station?   | Cambridge Station.  |
| Access  | Will it provide safe access to the highway network, where there is   | AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.  |
|   | available capacity?  | The proposed site does not appear to have a direct link to the adopted public highway. The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary. |
| Non-Car   | Will it make the   | AMBER = No impacts  |
| Facilities  | transport network  |   |
|   | safer for public   |   |
|   | transport, walking or cycling facilities?  |   |
|   | Tor cycling facilities?  |   |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC044 |              |

**Consultation Reference numbers: N/A** 

**Site name/address:** Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)

## Map:



**Site description:** Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.

Current use(s): Agricultural

Proposed use(s): Residential development for 264 dwellings

Site size (ha): South Cambridgeshire: 6.57 ha.

**Potential residential capacity:** 149 dwellings if development in flood zone 2 is possible (30 dph)

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

|               | hoot and mast         |   |
|---------------|-----------------------|---|
|               | best and most         |   |
|               | versatile             |   |
|               | agricultural land?    |   |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or      |
|               | sterilisation of      | safeguarded area.                               |
|               | economic mineral      |   |
|               | reserves?             | Site within an area designated in the           |
|               |                       | Minerals and Waste LDF (sand and gravel)        |
|               |                       | but development would not have a negative       |
|               |                       | impact.   |
| POLLUTION     | •                     |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced             |
|               | development of the    | impact.   |
|               | sites result in an    | '   |
|               | adverse               | Development unlikely to impact on air           |
|               | impact/worsening      | quality. Site lies in an area where air quality |
|               | of air quality?       | acceptable.                                     |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or             |
| , (Q(V)/ (    | near to an AQMA,      | A14   |
|               | the M11 or the        | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \           |
|               | A14?                  |   |
| Pollution     | Are there potential   | GREEN = No adverse effects or capable of        |
| 1 Ollution    | Odour, light noise    | full mitigation                                 |
|               | and vibration         | Tuli Tilligation                                |
|               |                       | Dovolonment competible with neighbouring        |
|               | problems if the site  | Development compatible with neighbouring        |
|               | is developed, as a    | uses.   |
|               | receptor or           |   |
|               | generator             |   |
|               | (including            |   |
|               | compatibility with    |   |
|               | neighbouring          |   |
| 0 ( i ( i     | uses)?                | ODEEN O'Construithing and in and to an          |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an       |
|               | contamination on      | area with a history of contamination.           |
| 10.0          | the site?             |   |
| Water         | Will it protect and   | GREEN = No impact / Capable of full             |
|               | where possible        | mitigation                                      |
|               | enhance the quality   |   |
|               | of the water          | Development unlikely to affect water quality.   |
|               | environment?          | The site within Groundwater Source              |
|               |                       | Protection Zone 2 which does not rule out       |
|               |                       | development but may influence land use or       |
|               |                       | require pollution control measures.             |
|               |                       | Assumptions for a neutral impact are that       |
|               |                       | appropriate standards and pollution control     |
|               |                       | measures will achieved through the              |
|               |                       | development process and will mitigate any       |
|               |                       | impact on groundwater.                          |
| BIODIVERSITY  |                       |   |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent       |
| Sites         | protected species     | to designated for nature conservation or        |
|               | and protect sites     | recognised as containing protected species,     |
|               | designated for        | or local area will be developed as              |
|               | nature                | greenspace. No or negligible impacts            |
|               | <u> </u>              |   |

|                | conservation         |           |   |
|----------------|----------------------|-----------|---|
|                | interest, and        |           |   |
|                | geodiversity?        |           |   |
|                | (Including           |           |   |
|                | International and    |           |   |
|                | locally designated   |           |   |
|                | sites)               |           |   |
| Biodiversity   | Would                |           | GREEN = Development could have a              |
|                | development          |           | positive impact by enhancing existing         |
|                | reduce habitat       |           | features and adding new features or           |
|                | fragmentation,       |           | network links                                 |
|                | enhance              |           |   |
|                | native species, and  |           | Minor positive impact as there are some       |
|                | help deliver habitat |           | opportunities for habitat linkage /           |
|                | restoration (helping |           | enhancement / restoration including           |
|                | to achieve           |           | woodland planting, retention of               |
|                | Biodiversity Action  |           | ditches/watercourses and some grassland.      |
|                | Plan targets, and    |           |   |
|                | maintain             |           |   |
|                | connectivity         |           |   |
|                | between green        |           |   |
|                | infrastructure)?     |           |   |
| TPO            | Are there trees on   |           | AMBER = Any adverse impact on protected       |
|                | site or immediately  |           | trees capable of appropriate mitigation       |
|                | adjacent protected   |           |   |
|                | by a Tree            |           | TPO to southern boundary of the site 2008     |
|                | Preservation Order   |           | Aerial data show trees still present on the   |
|                | (TPO)?               |           | boundary of the site and will need to be      |
|                |                      |           | retained using current best practice and      |
|                |                      |           | guidance unless detailed tree surveys prove   |
|                |                      |           | otherwise. Strong tree belt to north of Mill  |
|                |                      |           | Lane is protected by a TPO.                   |
| Green          | Will it improve      |           | AMBER = No significant opportunities or       |
| Infrastructure | access to wildlife   |           | loss of existing green infrastructure capable |
|                | and green spaces,    |           | of appropriate mitigation                     |
|                | through delivery of  |           |   |
|                | and access to        |           | Neutral impact (existing features retained,   |
|                | green                |           | or appropriate mitigation possible).          |
|                | infrastructure?      |           | Assumptions for a neutral impact include      |
|                |                      |           | that appropriate design and mitigation        |
|                |                      |           | measures would be achieved through the        |
|                |                      |           | development process.                          |
|                | TOWNSCAPE AND C      | ULTURAL H |   |
| Landscape      | Will it maintain and |           | RED = Significant negative impact on          |
|                | enhance the          |           | landscape character, no satisfactory          |
|                | diversity and        |           | mitigation measures possible                  |
|                | distinctiveness of   |           | 0. 46   |
|                | landscape            |           | Significant Negative Impact (Development      |
|                | character?           |           | conflicts with landscape character, with      |
|                |                      |           | significant negative impacts incapable of     |
|                |                      |           | mitigation). Loss of land in Green Belt would |
|                |                      |           | have an adverse impact on Green Belt          |
|                |                      |           | purposes. A strong belt of trees to north of  |
|                |                      |           | site continues to the immediate south of the  |

|             |  |  | Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village. Development of this site would have an significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost. |  |
|-------------|--|--|--|--|
| Townscape   | Will it maintain and                                   |  | GREEN = No impact (generally compatible,   |  |
|             | enhance the diversity and distinctiveness of townscape |  | or capable of being made compatible with local townscape character, or provide minor improvements)   |  |
|             | character, including                                   |  | Assumptions for a neutral impact include   |  |
|             | through  |  | that appropriate design and mitigation   |  |
|             | appropriate design                                     |  | measures would be achieved through the   |  |
|             | and scale of   |  | development process.   |  |
|             | development?   |  |  |  |
| Green Belt  | What effect would                                      |  | RED = Significant negative impact on Green   |  |
|             | the development of                                     |  | Belt purposes  |  |
|             | this site have on                                      |  |  |  |
|             | Green Belt   |  |  |  |
|             | purposes?  |  |  |  |
| Heritage    | Will it protect or                                     |  | GREEN = Site does not contain or adjoin  |  |
|             | enhance sites,   |  | such buildings, sites or features, and there   |  |
|             | features or areas of                                   |  | is no impact to the setting  |  |
|             | historical,  |  |  |  |
|             | archaeological, or                                     |  | Assumptions for a neutral impact include   |  |
|             | cultural interest                                      |  | that appropriate design and mitigation   |  |
|             | (including   |  | measures would be achieved through the   |  |
|             | conservation   |  | development process.   |  |
|             | areas, listed  |  | ·  |  |
|             | buildings,   |  |  |  |
|             | registered parks                                       |  |  |  |
|             | and gardens and  |  |  |  |
|             | scheduled  |  |  |  |
|             | monuments)?  |  |  |  |
| CLIMATE CHA | ,  |  |  |  |
| Renewables  | Will it support the                                    |  | AMBER = Standard requirements for  |  |
|             | use of renewable                                       |  | renewables would apply.  |  |
|             | energy resources?                                      |  | ,  |  |
| Flood Risk  | Is site at flood risk?                                 |  | AMBER = Flood Zone 2 / medium risk   |  |
|             |  |  |  |  |
|             |  |  | Most of site in Flood Zone 2, drainage   |  |
|             |  |  | issues capable of being appropriately  |  |
|             |  |  | addressed. Remainder of site in Zone 3   |  |
|             |  |  | flood risk incapable of appropriate  |  |
|             |  |  | mitigation.  |  |
| HUMAN HEAL  | HUMAN HEALTH AND WELL BEING                            |  |  |  |
| Open Space  | Will it increase the                                   |  | GREEN = Assumes minimum on-site  |  |
|             | quantity and quality                                   |  | provision to adopted plan standards is   |  |
|             | of publically  |  | provided onsite.   |  |

|                       | accessible open   |  |   |  |
|-----------------------|---|--|---|--|
|                       | space?  |  |   |  |
| Distance:             | How far is the  |  | GREEN = <1km or onsite provision            |  |
| Outdoor Sport         | nearest outdoor   |  | OVERIA - ZIVIII OLOHSIGE MONISIOH           |  |
| Facilities            |   |  | 0.6km ACF from centre of the site to        |  |
| raciiilles            | sports facilities?  |  |   |  |
| Distance Dlay         | Llow for in the   |  | Sawston Recreation Ground.                  |  |
| Distance: Play        | How far is the  |  | AMBER = 400 - 800m                          |  |
| Facilities            | nearest play space for children and                                   |  | CEZTO ACE from control of the cite to       |  |
|                       |   |  | 657m ACF from centre of the site to         |  |
| C 0                   | teenagers?  |  | Sawston Recreation Ground.                  |  |
| Gypsy &               | Will it provide for   |  | AMBER = No Impact                           |  |
| Traveller             | the   |  | No offect on nitch or plat provision        |  |
|                       | accommodation   |  | No effect on pitch or plot provision.       |  |
|                       | needs of Gypsies  |  |   |  |
|                       | and Travellers and  |  |   |  |
|                       | Travelling  |  |   |  |
| Dieteras              | Showpeople?   |  | D . 000m                                    |  |
| Distance: District or | How far is the site   |  | R =>800m                                    |  |
|                       | from the nearest  |  | 070m ACE from the control of the cite       |  |
| Local Centre          | District or Local   |  | 879m ACF from the centre of the site        |  |
|                       | centre?   |  | Sawston High Street -a cluster of services  |  |
| Distance City         | Have family the site  |  | and facilities within the village.          |  |
| Distance: City        | How far is the site   |  | R = >800m                                   |  |
| Centre                | from edge of  |  |   |  |
|                       | defined Cambridge   |  |   |  |
| Distance OD           | City Centre?  |  | D 000                                       |  |
| Distance: GP          | How far is the  |  | R = >800m                                   |  |
| Service               | nearest health  |  | 1 220m ACE from control of site to Courston |  |
|                       | centre or GP  |  | 1,220m ACF from centre of site to Sawston   |  |
| Vav. Lagal            | service?  |  | Medical Centre.                             |  |
| Key Local             | Will it improve   |  | AMBER = No impact on facilities (or         |  |
| Facilities            | quality and range   |  | satisfactory mitigation proposed).          |  |
|                       | of key local  |  | No facilities last and no new facilities    |  |
|                       | services and  |  | No facilities lost, and no new facilities   |  |
|                       | facilities including  |  | proposed directly as a result of the        |  |
|                       | health, education   |  | development.                                |  |
|                       | and leisure (shops,   |  |   |  |
|                       | post offices, pubs etc?)  |  |   |  |
| Community             | Will it encourage   |  | GREEN = Development would not lead to       |  |
| Facilities            | and enable  |  | the loss of any community facilities or     |  |
| i aciiiles            | engagement in   |  | replacement /appropriate mitigation         |  |
|                       | community   |  | possible.                                   |  |
|                       | activities?   |  | possible.                                   |  |
|                       | aonvinos:   |  | No facilities lost, and no new facilities   |  |
|                       |   |  | proposed directly as a result of the        |  |
|                       |   |  | development.                                |  |
| Integration           | How well would the  |  | AMBER = Adequate scope for integration      |  |
| with Existing         | development on  |  | with existing communities                   |  |
| Communities           | the site integrate  |  | with chisting confindings                   |  |
| Communities           | with existing   |  |   |  |
|                       | communities?  |  |   |  |
| ECONOMY               | COMMUNICS!  |  |   |  |
|                       | Deprivation Does it address AMBER = Not within or adjacent to the 40% |  |   |  |
| Deprivation           | ו מטטופטט   |  | AINIDER = NOT WITHIN OF AUJACENT TO THE 40% |  |

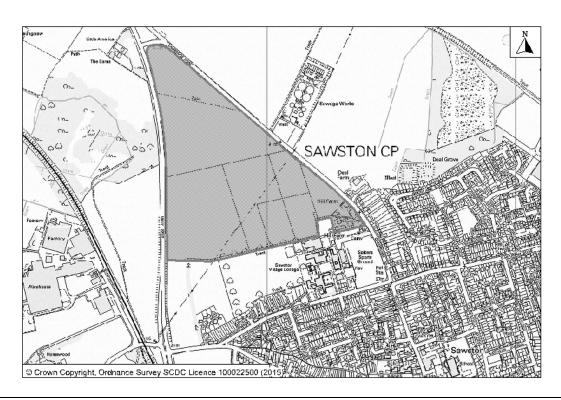
| (Cambridge)   | pockets of income      | most deprived Super Output Areas within            |
|---------------|------------------------|--|
|               | and employment         | Cambridge according to the Index of                |
|               | deprivation            | Multiple Deprivation 2010.                         |
|               | particularly in        |  |
|               | Abbey Ward and         |  |
|               | Kings Hedges?          |  |
|               | Would allocation       |  |
|               | result in              |  |
|               | development in         |  |
|               | deprived wards of      |  |
|               | Cambridge?             |  |
| Shopping      | Will it protect the    | GREEN = No effect or would support the             |
| Chopping      | shopping               | vitality and viability of existing centres.        |
|               | hierarchy,             | vitality and viability of existing centres.        |
|               | supporting the         | Development would have no effect on                |
|               | vitality and viability | vitality or viability of existing centres. The     |
|               |                        | , ,  |
|               | of Cambridge,          | indicator is likely to apply particularly to sites |
|               | town, district and     | which include retail, offices, or leisure uses.    |
| Empley week   | local centres?         | RED = >3km   |
| Employment -  | How far is the         | KED = >2KIII                                       |
| Accessibility | nearest main           | 2 Olem ACE from pointing of alter to Occult        |
|               | employment             | 3.2km ACF from centre of site to South             |
|               | centre?                | Cambridgeshire 017D (Babraham Research             |
|               |                        | Campus & Wellcome Trust Genome                     |
|               |                        | Campus)  |
| Employment -  | Would                  | G = No loss of employment land / allocation        |
| Land          | development result     | is for employment development.                     |
|               | in the loss of         |  |
|               | employment land,       |  |
|               | or deliver new         |  |
|               | employment land?       |  |
| Utilities     | Will it improve the    | AMBER = Significant upgrades likely to be          |
|               | level of investment    | required, constraints capable of appropriate       |
|               | in key community       | mitigation   |
|               | services and           |  |
|               | infrastructure,        | Minor Utilities Infrastructure improvements        |
|               | including              | required, but constraints can be addressed.        |
|               | communications         | There is insufficient spare mains water            |
|               | infrastructure and     | capacity within the distribution zone to           |
|               | broadband?             | supply the number of proposed properties           |
|               | <del>-</del>           | which could arise if all the SHLAA sites           |
|               |                        | within the zone were to be developed. The          |
|               |                        | sewerage network is at capacity and will           |
|               |                        | require mitigation. Electricity supply is ikely    |
|               |                        | to require local and upstream reinforcement.       |
| Education     | Is there sufficient    | AMBER = School capacity not sufficient,            |
| Capacity      | education              | constraints can be appropriately mitigated         |
| Сараску       | capacity?              | constraints can be appropriately initigated        |
|               | capacity!              | School capacity not sufficient, but significant    |
|               |                        |  |
| Dietones      | How far is the         | issues can be adequately addressed.  R =>800m      |
| Distance:     |                        | K =>0UUII  |
| Primary       | nearest primary        | OPEN ACE from control of site to Bollbird          |
| School        | school?                | 986m ACF from centre of site to Bellbird           |
|               |                        | Primary School, Sawston.                           |

| Distance:<br>Secondary                      | How far is the nearest secondary  | G = Within 1km (or site large enough to provide new)  |
|---|---|---|
| School                                      | school?   | provide new)  |
|   |   | 0.7km ACF from centre of site to Sawston Village College.   |
| TRANSPORT                                   |   |   |
| Cycle Routes                                | What type of cycle routes are accessible near to the site?                          | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
| HQPT  | Is there High   | AMBER = service meets requirements of   |
| 11311                                       | Quality Public Transport (at edge of site)?   | high quality public transport in most but not all instances   |
| Sustainable                                 | Scoring   | AMBER = Score 10-14 from 4 criteria below   |
| Transport<br>Score (SCDC)                   | mechanism has been developed to consider access to and quality of public transport, | Total score of 13.  |
|   | and cycling. Scores determined by the four criteria below.                          |   |
| Distance: bus                               |   | R = Within 1000m (2)  |
| stop / rail<br>station                      |   | 884m ACF from the centre of the site to the nearest bus stop.   |
| Frequency of                                |   | G = 20 minute frequency (4)   |
| Public<br>Transport                         |   | 20 minute service to Cambridge.   |
|   |   | Hourly service to Saffron Walden.   |
| Public                                      |   | A = 31 to 40 minutes (3)  |
| transport<br>journey time to<br>City Centre |   | 39 Minutes from Sawston to Cambridge.   |
| ·   |   | 29 Minutes from Sawston to Saffron Walden.  |
| Distance for cycling to City                |   | G = 5km to 10km (4)   |
| Centre                                      |   | 9.53km ACF from the centre of the site to Cambridge Market.   |
| Distance:                                   | How far is the site   | R = >800m   |
| Railway<br>Station                          | from an existing or proposed train station?   | 2,079m ACF from centre of the site to Great Shelford Station.   |
| Access                                      | Will it provide safe  | GREEN = No capacity / access constraints  |
|   | access to the   | identified that cannot be fully mitigated.  |
|   | highway network,  |   |
|   | where there is  | No capacity constraints identified, safe access can be achieved.  |
| Non-Car                                     | available capacity? Will it make the  | AMBER = No impacts  |
| Facilities                                  | transport network   | AMBER - No impaoto  |

| safer for public       |  |
|------------------------|--|
| transport, walking     |  |
| or cycling facilities? |  |

| Site Information                                   |              |  |
|--|--------------|--|
| Development Sequence                               | Rural Centre |  |
| Site reference number(s): SC126                    |              |  |
| Consultation Reference numbers: N/A                |              |  |
| Site name/address: Land at Cambridge Road, Sawston |              |  |

Мар:



**Site description:** A large triangular field to the north east of the village, which it adjoins at Sawston Village College. Agricultural buildings to south-east corner. Site bounded by low hedgerows. The land is undulating, with the highest point being at the midpoint along the boundary with Cambridge Road. Adjoins site 252.

Current use(s): Agricultural

**Proposed use(s):** Residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community, e.g. land for a new primary school.

Site size (ha): South Cambridgeshire: 38.14 ha.

Potential residential capacity: 572 dwellings (30 dph)

| LAND         |  |  |
|--------------|--|--|
| PDL          | Would  | RED = Not on PDL                           |
|              | development make use of previously developed land? | The site includes one residential property |
| Agricultural | Would  | RED = Significant loss (20 ha or more) of  |
| Land         | development lead                                   | grades 1 and 2 land                        |

|             | to the Land  | <br><u> </u>  |
|-------------|--|---|
| Minorala    | to the loss of the best and most versatile agricultural land?  | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 38 ha.)  |
| Minerals    | Will it avoid the sterilisation of economic mineral reserves?  | GREEN = Site is not within an allocated or safeguarded area.  |
| POLLUTION   | <u> </u>   |   |
| 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. Sawston sewage treatment works with open trickle beds is in close proximity to the east of the site approx 100m away. A large part of site within 400 metres of a Waste Water Treatment Works and so may be subject to offensive odours. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission   |
| AQMA        | Is the site within or near to an AQMA, the M11 or the A14?   | strategy.  GREEN = >1,000m of an AQMA, M11, or A14  |
| Pollution   | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | RED = Significant adverse impacts incapable of appropriate mitigation  Development incompatible with neighbouring uses. Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road to east, and traffic noise is a material consideration, but may be possible to mitigate. Site will be immediately adjacent to an existing MUGA - such short distance separation unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by MUGA and depending on hours of use high-level impact noises etc. likely to be moderate to major significant noise related issues. Artificial lighting from the MUGA and any flood lighting and hours of use could |

|                     |   | cause a light nuisance. An electricity pylon line crosses the site and may be a EMF source. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential.   |
|---------------------|---|--|
| Contamination       | Is there possible contamination on the site?  | AMBER = Site partially within or adjacent to<br>an area with a history of contamination, or<br>capable of remediation appropriate to<br>proposed development (potential to achieve<br>benefits subject to appropriate mitigation)  |
|                     |   | Agricultural / farm use in east corner may have contaminated land. Potential for minor benefits through remediation of minor contamination   |
| Water               | Will it protect and where possible enhance the quality  | GREEN = No impact / Capable of full mitigation   |
|                     | of the water environment?   | Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).   |
| BIODIVERSITY        |   |  |
| Designated<br>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   | AMBER = Any adverse impact on protected trees capable of appropriate mitigation  |

|                | by a Tree                     |                   | Linear TPO running south from southern  |
|----------------|-------------------------------|-------------------|---|
|                | Preservation Order            |                   | boundary of the site.   |
|                | (TPO)?                        |                   |   |
| Green          | Will it improve               |                   | AMBER = No significant opportunities or   |
| Infrastructure | access to wildlife            |                   | loss of existing green infrastructure capable   |
|                | and green spaces,             |                   | of appropriate mitigation   |
|                | through delivery of           |                   |   |
|                | and access to                 |                   | Development would create minor  |
|                | green                         |                   | opportunities for new Green Infrastructure  |
|                | infrastructure?               |                   | as the promoter is proposing residential-led  |
|                |                               |                   | mixed-use development. A footpath crosses   |
|                |                               |                   | northern part of site and it may be possible  |
|                |                               |                   | to provide additional links.  |
| •              | TOWNSCAPE AND C               | <u>ULTURAL HI</u> |   |
| Landscape      | Will it maintain and          |                   | RED = Significant negative impact on  |
|                | enhance the                   |                   | landscape character, no satisfactory  |
|                | diversity and                 |                   | mitigation measures possible  |
|                | distinctiveness of            |                   |   |
|                | landscape                     |                   | Development of this site would have a   |
|                | character?                    |                   | significant adverse impact on the landscape   |
|                |                               |                   | setting of Sawston by introducing built   |
|                |                               |                   | development into open fields to the north   |
|                |                               |                   | west of the village where it would adjoin the   |
|                |                               |                   | A1301. The approach to the village from the   |
|                |                               |                   | north would be dominated by urban   |
|                |                               |                   | development on the site, particularly as the  |
|                |                               |                   | land is raised. It would also have an   |
|                |                               |                   | adverse impact on the purposes and  |
| T              | AA/III if on a in (a in a a a |                   | functions of the Green Belt.  |
| Townscape      | Will it maintain and          |                   | RED = Significant negative impact on  |
|                | enhance the                   |                   | townscape character, no satisfactory  |
|                | diversity and                 |                   | mitigation measures possible.   |
|                | distinctiveness of            |                   | Cinnificant Nametica Impact (Decelorment  |
|                | townscape                     |                   | Significant Negative Impact (Development  |
|                | character, including          |                   | conflicts with townscape character, with  |
|                | through                       |                   | significant negative impacts incapable of   |
|                | appropriate design            |                   | mitigation) - the site is on land higher than   |
|                | and scale of                  |                   | the adjoining village edge and offers wide  |
|                | development?                  |                   | views down to the village across the site   |
|                |                               |                   | exist towards a soft green edge of  |
|                |                               |                   | hedgerows, and mature gardens forming a   |
|                |                               |                   | distinctive soft rural edge to the village.   |
|                |                               |                   | Adverse effect on setting of Sawston Village College (Grade II LB) due to loss of rural |
|                |                               |                   | ,   |
|                |                               |                   | backdrop, cemetery and PVAA to the south.   |
| Green Belt     | What effect would             |                   | Prominent on approach to village.  RED = Significant negative impact on Green           |
| GIEGII DEIL    | the development of            |                   | Belt purposes   |
|                | this site have on             |                   | Delt halhases   |
|                | Green Belt                    |                   |   |
|                | purposes?                     |                   |   |
| Heritage       | Will it protect or            |                   | RED = Site contains, is adjacent to, or   |
| i iontage      | enhance sites,                |                   | within the setting of such sites, buildings   |
|                | features or areas of          |                   | and features, with potential for significant  |
|                | I realtines of aleas of       |                   | and reatures, with potential for significant  |

| <b>-</b>             |                         |  |
|----------------------|-------------------------|--|
|                      | historical,             | negative impacts incapable of appropriate      |
|                      | archaeological, or      | mitigation                                     |
|                      | cultural interest       |  |
|                      | (including              | Significant Negative Impact on historic        |
|                      | conservation            | Assets (incapable of satisfactory mitigation)  |
|                      | areas, listed           | - The site is located to the north-east of the |
|                      | buildings,              | nationally recognised Iron Age ringwork        |
|                      | registered parks        | Borough Hill. Site forms an important part of  |
|                      | and gardens and         | the setting of the Grade II Listed Village     |
|                      | scheduled               | College and would result in loss of rural      |
| <u> </u>             | monuments)?             | backdrop.                                      |
| CLIMATE CHA          |                         | AMPED OL L. L. L. L.                           |
| Renewables           | Will it support the     | AMBER = Standard requirements for              |
|                      | use of renewable        | renewables would apply.                        |
| Florad Diale         | energy resources?       | ODEEN Flood Zone 4 / Lour date                 |
| Flood Risk           | Is site at flood risk?  | GREEN = Flood Zone 1 / low risk                |
|                      |                         | Flood Zone 1 and no drainage issues that       |
|                      |                         | cannot be appropriately addressed.             |
| HUMAN HEALT          | TH AND WELL BEING       |  |
| Open Space           | Will it increase the    | GREEN = Assumes minimum on-site                |
|                      | quantity and quality    | provision to adopted plan standards is         |
|                      | of publically           | provided onsite.                               |
|                      | accessible open         |  |
|                      | space?                  | Development would create minor                 |
|                      |                         | opportunities for new public open space as     |
|                      |                         | the promoter proposes a residential-led        |
|                      |                         | mixed use development.                         |
| Distance:            | How far is the          | GREEN = <1km or onsite provision               |
| Outdoor Sport        | nearest outdoor         |  |
| Facilities           | sports facilities?      | 0.6km ACF from centre of the site to           |
|                      |                         | Spicers Sports Ground, Cambridge Road          |
| D:                   |                         | Ground.  |
| Distance: Play       | How far is the          | RED = >800m                                    |
| Facilities           | nearest play space      | 000  |
|                      | for children and        | 926m ACF from centre of the site to land       |
| 0                    | teenagers?              | east of Queensway, Sawston.                    |
| Gypsy &<br>Traveller | Will it provide for the | AMBER = No Impact                              |
|                      | accommodation           | No effect on pitch or plot provision.          |
|                      | needs of Gypsies        |  |
|                      | and Travellers and      |  |
|                      | Travelling              |  |
|                      | Showpeople?             |  |
| Distance:            | How far is the site     | R =>800m                                       |
| District or          | from the nearest        |  |
| Local Centre         | District or Local       | 1,133m ACF from the centre of the site         |
|                      | centre?                 | Sawston High Street -a cluster of services     |
|                      |                         | and facilities within the village.             |
| Distance: City       | How far is the site     | R = >800m                                      |
| Centre               | from edge of            |  |
|                      | defined Cambridge       |  |
|                      | City Centre?            |  |
| Distance: GP         | How far is the          | R = 800 m                                      |

| Comico                  |  |  |
|-------------------------|--|--|
| Service                 | nearest health centre or GP            | 1 007m ACE from control of site to Course  |
|                         |  | 1,827m ACF from centre of site to Sawston  |
| Kov Local               | service?                               | Medical Centre.  |
| Key Local<br>Facilities | Will it improve                        | GREEN = New local facilities or improved   |
| racilities              | quality and range                      | existing facilities are proposed of significant                                    |
|                         | of key local                           | benefit  |
|                         | services and                           | Now facilities or improved eviction facilities                                     |
|                         | facilities including                   | New facilities or improved existing facilities                                     |
|                         | health, education                      | are proposed of minor benefit. The promoter  |
|                         | and leisure (shops, post offices, pubs | proposes a residential-led mixed use development which will include community      |
|                         | etc?)                                  | uses that compliment the scale of  |
|                         | etc:)                                  | residential development proposed whilst  |
|                         |  | also serving the existing local community.   |
| Community               | Will it encourage                      | AMBER = No impact on facilities (or  |
| Facilities              | and enable                             | satisfactory mitigation proposed).   |
| 1 dollities             | engagement in                          | Satisfactory miligation proposed).   |
|                         | community                              | New facilities or improved existing facilities                                     |
|                         | activities?                            | are proposed of minor benefit. The promoter  |
|                         | aotivitios:                            | proposes a residential-led mixed use   |
|                         |  | development which will include community   |
|                         |  | uses that compliment the scale of  |
|                         |  | residential development proposed whilst  |
|                         |  | also serving the existing local community.   |
| Integration             | How well would the                     | RED = Limited scope for integration with   |
| with Existing           | development on                         | existing communities / isolated and/or   |
| Communities             | the site integrate                     | separated by non-residential land uses   |
|                         | with existing                          | ,  |
|                         | communities?                           | Site removed from the built-up area, being   |
|                         |  | separated by open recreation land.   |
| ECONOMY                 |  |  |
| Deprivation             | Does it address                        | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)             | pockets of income                      | most deprived Super Output Areas within  |
|                         | and employment                         | Cambridge according to the Index of  |
|                         | deprivation                            | Multiple Deprivation 2010.   |
|                         | particularly in                        |  |
|                         | Abbey Ward and                         |  |
|                         | Kings Hedges?                          |  |
|                         | Would allocation                       |  |
|                         | result in                              |  |
|                         | development in                         |  |
|                         | deprived wards of                      |  |
| Shopping                | Cambridge?                             | CDEEN - No offect or would support the   |
| Shopping                | Will it protect the shopping           | GREEN = No effect or would support the vitality and viability of existing centres. |
|                         | hierarchy,                             | vitality and viability of existing certifes.                                       |
|                         | supporting the                         | Development would have no effect on  |
|                         | vitality and viability                 | vitality or viability of existing centres. The                                     |
|                         | of Cambridge,                          | assumption is that the local centre proposed                                       |
|                         | town, district and                     | will only be of a suitable scale to serve  |
|                         | local centres?                         | needs of new residents and will not impact   |
|                         | local controc:                         | on other centres.  |
| Employment -            | How far is the                         | RED = >3km   |
| Accessibility           | nearest main                           | -  |
|                         |  | •  |

|                 | a ma m la viva a m t         | 2 Olive ACE frame control of site to Courtle  |
|-----------------|------------------------------|---|
|                 | employment centre?           | 3.3km ACF from centre of site to South  |
|                 | centre?                      | Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome               |
|                 |                              | Campus)   |
| Employment -    | Would                        | G = No loss of employment land / allocation   |
| Land            | development result           | is for employment development.  |
| Land            | in the loss of               | is for employment development.  |
|                 | employment land,             | Development would support minor   |
|                 | or deliver new               | additional employment opportunities.  |
|                 | employment land?             | additional omprojencem opportunition  |
| Utilities       | Will it improve the          | AMBER = Significant upgrades likely to be   |
|                 | level of investment          | required, constraints capable of appropriate  |
|                 | in key community             | mitigation  |
|                 | services and                 |   |
|                 | infrastructure,              | Minor Utilities Infrastructure improvements   |
|                 | including                    | required, but constraints can be addressed.   |
|                 | communications               | There is insufficient spare mains water   |
|                 | infrastructure and           | capacity within the distribution zone to  |
|                 | broadband?                   | supply the number of proposed properties  |
|                 |                              | which could arise if all the SHLAA sites  |
|                 |                              | within the zone were to be developed. The   |
|                 |                              | sewerage network is at capacity and will  |
|                 |                              | require mitigation. Electricity supply will   |
| <b>-</b>        | 1 41 (6)                     | require significant reinforcement.  |
| Education       | Is there sufficient          | AMBER = School capacity not sufficient,   |
| Capacity        | education                    | constraints can be appropriately mitigated  |
|                 | capacity?                    | Cabaal aggaeity not sufficient but significant                                      |
|                 |                              | School capacity not sufficient, but significant issues can be adequately addressed. |
| Distance:       | How far is the               | GREEN = onsite provision  |
| Primary         | nearest primary              | ONLEW - Orisite provision   |
| School          | school?                      | 1,117m ACF from centre of site to Bellbird  |
| 0011001         | 3011001.                     | Primary School, Sawston.  |
|                 |                              | Timary Concent, Cawetern  |
|                 |                              | Assume onside provision as site of over 200   |
|                 |                              | dwellings, which would be required to   |
|                 |                              | deliver on site facilities to meet policy.  |
| Distance:       | How far is the               | G = Within 1km (or site large enough to   |
| Secondary       | nearest secondary            | provide new)  |
| School          | school?                      |   |
|                 |                              | 0.5km ACF from centre of site to Sawston  |
|                 |                              | Village College.  |
|                 |                              |   |
|                 |                              | Assume onside provision as site of over 200   |
|                 |                              | dwellings, which would be required to   |
| <b>TD</b> 41:00 |                              | deliver on site facilities to meet policy.  |
| TRANSPORT       | 100 m                        | ANADED Marily 19 19 19  |
| Cycle Routes    | What type of cycle           | AMBER = Medium quality off-road path.   |
|                 | routes are                   |   |
|                 | accessible near to           |   |
| HODT            | the site?                    | AMPER - continue mosts requirements of  |
| HQPT            | Is there High Quality Public | AMBER = service meets requirements of high quality public transport in most but not |
|                 | Transport (at edge           | all instances   |
|                 | Transport (at euge           | นแ แเงเนแบบง  |

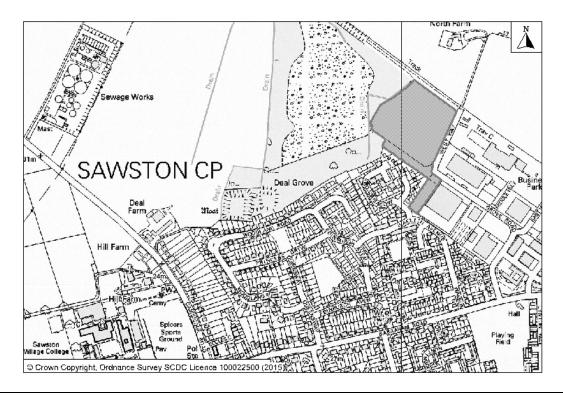
|                        | of site)?              |  |
|------------------------|------------------------|--|
|                        |                        |  |
| Sustainable            | Scoring                | AMBER = Score 10-14 from 4 criteria below    |
| Transport              | mechanism has          |  |
| Score (SCDC)           | been developed to      | Total score of 14.                           |
|                        | consider access to     |  |
|                        | and quality of         |  |
|                        | public transport,      |  |
|                        | and cycling. Scores    |  |
|                        | determined by the      |  |
|                        | four criteria below.   |  |
| Distance: bus          |                        | A = Within 800m (3)                          |
| stop / rail            |                        |  |
| station                |                        | 683m ACF from the centre of the site to the  |
|                        |                        | nearest bus stop.                            |
| Frequency of           |                        | G = 20 minute frequency (4)                  |
| Public                 |                        |  |
| Transport              |                        | 20 minute service to Cambridge.              |
|                        |                        |  |
|                        |                        | Hourly service to Saffron Walden.            |
| Public                 |                        | A = 31 to 40 minutes (3)                     |
| transport              |                        |  |
| journey time to        |                        | 39 Minutes from Sawston to Cambridge.        |
| City Centre            |                        |  |
|                        |                        | 29 Minutes from Sawston to Saffron           |
| Distance for           |                        | Walden.                                      |
|                        |                        | G = 5km to 10km (4)                          |
| cycling to City Centre |                        | 8.77km ACF from the centre of the site to    |
| Centre                 |                        | Cambridge Market.                            |
| Distance:              | How far is the site    | R = >800m                                    |
| Railway                | from an existing or    | K = >000111                                  |
| Station                | proposed train         | 2,484m ACF from centre of the site to Great  |
| Otation                | station?               | Shelford Station.                            |
| Access                 | Will it provide safe   | GREEN = No capacity / access constraints     |
| 7100033                | access to the          | identified that cannot be fully mitigated.   |
|                        | highway network,       | lastimod that barmot be rany findgated.      |
|                        | where there is         | No capacity constraints identified, safe     |
|                        | available capacity?    | access can be achieved.                      |
| Non-Car                | Will it make the       | AMBER = No impacts                           |
| Facilities             | transport network      |  |
|                        | safer for public       | The Highway Authority will require new       |
|                        | transport, walking     | development to provide or contribute to the  |
|                        | or cycling facilities? | provision of infrastructure to encourage     |
|                        | , 5 222                | 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      |
| •                      | İ.                     | facilities.                                  |

| Site Information                 |              |
|----------------------------------|--------------|
| Development Sequence             | Rural Centre |
| Cita reference remaken/a), CC450 |              |

Consultation Reference numbers: 6 (I&O 2012)

Site name/address: Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston

Мар:



**Site description:** The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.

Current use(s): Employment land not currently in use.

Proposed use(s): Housing development.

Site size (ha): South Cambridgeshire: 3.56 ha.

Potential residential capacity: 80 dwellings (30 dph)

| LAND         |                    |  |
|--------------|--------------------|--|
| PDL          | Would              | GREEN = Entirely on PDL                |
|              | development make   | ·                                      |
|              | use of previously  | The whole of the site is previously    |
|              | developed          | developed land comprising commercial   |
|              | land?              | buildings and open storage areas.      |
| Agricultural | Would              | GREEN = Neutral. Development would not |
| Land         | development lead   | affect grade 1 and 2 land.             |
|              | to the loss of the |  |
|              | best and most      |  |

|               | Voractile             |   |
|---------------|-----------------------|---|
|               | versatile             |   |
| Minanala      | agricultural land?    | CDEEN Cita is not within an allocated an        |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or      |
|               | sterilisation of      | safeguarded area.                               |
|               | economic mineral      |   |
| DOLL LITION   | reserves?             |   |
| POLLUTION     | Two trains            | OBEEN MILL I I                                  |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced             |
|               | development of the    | impact.   |
|               | sites result in an    |   |
|               | adverse               | Development unlikely to impact on air           |
|               | impact/worsening      | quality. Site lies in an area where air quality |
|               | of air quality?       | acceptable.                                     |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or             |
| İ             | near to an AQMA,      | A14   |
|               | the M11 or the        |   |
|               | A14?                  |   |
| Pollution     | Are there potential   | RED = Significant adverse impacts               |
| l             | Odour, light noise    | incapable of appropriate mitigation             |
|               | and vibration         | <b>5</b> 1 11 11 11                             |
|               | problems if the site  | Development incompatible with                   |
|               | is developed, as a    | neighbouring uses and will create significant   |
|               | receptor or           | negative impacts to, or as a result of, the     |
|               | generator             | development, incapable of adequate              |
|               | (including            | mitigation. The site is currently part of Dales |
|               | compatibility with    | Manor Business Park / Industrial Estate.        |
|               | neighbouring          | East of the site is bounded by medium to        |
|               | uses)?                | large sized industrial type units / uses        |
|               |                       | including a Concrete Batching Process and       |
|               |                       | a Tarmac Processing uses and warehouse          |
|               |                       | type uses. These are unlikely to be             |
|               | 1                     | considered compatible uses.                     |
| Contamination | Is there possible     | AMBER = Site partially within or adjacent to    |
|               | contamination on      | an area with a history of contamination, or     |
|               | the site?             | capable of remediation appropriate to           |
|               |                       | proposed development (potential to achieve      |
|               |                       | benefits subject to appropriate mitigation)     |
|               |                       |   |
|               |                       | The site was formerly in commercial /           |
|               |                       | industrial use and may have contaminated        |
|               |                       | land. Potential for minor benefits through      |
| 184 4         | N. (1)                | remediation of minor contamination.             |
| Water         | Will it protect and   | GREEN = No impact / Capable of full             |
|               | where possible        | mitigation                                      |
|               | enhance the quality   |   |
|               | of the water          | Assumptions for a neutral impact are that       |
|               | environment?          | appropriate standards and pollution control     |
|               |                       | measures will achieved through the              |
|               |                       | development process, e.g. as part of            |
|               |                       | Sustainable Drainage Systems (Suds).            |
| BIODIVERSITY  | 1                     |   |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent       |
| Sites         | protected species     | to designated for nature conservation or        |
|               | and protect sites     | recognised as containing protected species,     |

|                 | ala a lava e t e el f |            |   |
|-----------------|-----------------------|------------|---|
|                 | designated for        |            | or local area will be developed as            |
|                 | nature                |            | greenspace. No or negligible impacts.         |
|                 | conservation          |            | <u></u>                                       |
|                 | interest, and         |            | No impact on protected sites and species      |
|                 | geodiversity?         |            | (or impacts could be mitigated).              |
|                 | (Including            |            |   |
|                 | International and     |            |   |
|                 | locally designated    |            |   |
|                 | sites)                |            |   |
| Biodiversity    | Would                 |            | AMBER = Development would have a              |
| 2.00.101010     | development           |            | negative impact on existing features or       |
|                 | reduce habitat        |            | network links but capable of appropriate      |
|                 | fragmentation,        |            | mitigation                                    |
|                 | enhance               |            | Illiagation                                   |
|                 |                       |            | Assumptions for a poutral impact are that     |
|                 | native species, and   |            | Assumptions for a neutral impact are that     |
|                 | help deliver habitat  |            | existing features that warrant retention can  |
|                 | restoration (helping  |            | be retained or appropriate mitigation will be |
|                 | to achieve            |            | achieved through the development process.     |
|                 | Biodiversity Action   |            |   |
|                 | Plan targets, and     |            |   |
|                 | maintain              |            |   |
|                 | connectivity          |            |   |
|                 | between green         |            |   |
|                 | infrastructure)?      |            |   |
| TPO             | Are there trees on    |            | GREEN = Site does not contain or adjoin       |
|                 | site or immediately   |            | any protected trees                           |
|                 | adjacent protected    |            | 71  |
|                 | by a Tree             |            |   |
|                 | Preservation Order    |            |   |
|                 | (TPO)?                |            |   |
| Green           | Will it improve       |            | AMBER = No significant opportunities or       |
| Infrastructure  | access to wildlife    |            | loss of existing green infrastructure capable |
| IIIIIastiuctuie |                       |            |   |
|                 | and green spaces,     |            | of appropriate mitigation                     |
|                 | through delivery of   |            | Novemble and Assisting Continues and the      |
|                 | and access to         |            | Neutral impact (existing features retained,   |
|                 | green                 |            | or appropriate mitigation possible).          |
|                 | infrastructure?       |            | Assumptions for a neutral impact include      |
|                 |                       |            | that appropriate design and mitigation        |
|                 |                       |            | measures would be achieved through the        |
|                 |                       |            | development process.                          |
| LANDSCAPE, T    | OWNSCAPE AND C        | ULTURAL HI |   |
| Landscape       | Will it maintain and  |            | GREEN = No impact (generally compatible,      |
|                 | enhance the           |            | or capable of being made compatible with      |
|                 | diversity and         |            | local landscape character, or provide minor   |
|                 | distinctiveness of    |            | improvements)                                 |
|                 | landscape             |            | ,,  |
|                 | character?            |            | Minor Positive Impact (Development would      |
|                 | Sharaotor:            |            | relate to local landscape character and offer |
|                 |                       |            | <u>.</u>                                      |
|                 |                       |            | opportunities for landscape enhancement).     |
|                 |                       |            | The site is occupied by a variety of          |
|                 |                       |            | commercial buildings and open storage         |
|                 |                       |            | areas. Redevelopment for residential could    |
|                 |                       |            | improve the harsh village edge in this        |
|                 |                       |            | location.                                     |

|  |  | <u> </u>  |
|--|--|---|
| Townscape                                | Will it maintain and enhance the diversity and distinctiveness of  | GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)   |
|  | townscape character, including through appropriate design and scale of development?                                      | Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location. |
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?                                  | GREEN = No impact or Minor positive impact on Green Belt purposes   |
| Heritage                                 | Will it protect or enhance sites, features or areas of historical,   | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  |
|  | archaeological, or<br>cultural interest<br>(including<br>conservation<br>areas, listed<br>buildings,<br>registered parks | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.               |
| CLIMATE CHA                              | and gardens and scheduled monuments)?  |   |
| CLIMATE CHA                              |  |   |
| Renewables                               | Will it support the use of renewable energy resources?   | AMBER = Standard requirements for renewables would apply  |
| Flood Risk                               | Is site at flood risk?   | GREEN = Flood Zone 1 / low risk   |
|  | FILAND WELL DEING  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed  |
|  | TH AND WELL BEING  | <br>ODEEN Assumes minimum and alter   |
| Open Space                               | Will it increase the quantity and quality of publically accessible open space?   | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation).  |
| Distance:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?  | GREEN = <1km or onsite provision  0.6km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.  |
| Distance: Play Facilities                | How far is the nearest play space  | AMBER = 400 -800m   |

|                |                      | 400 4054 4 44 24 4 1                                 |
|----------------|----------------------|--|
|                | for children and     | 480m ACF from centre of the site to land             |
| 0 0            | teenagers?           | east of Queensway, Sawston.                          |
| Gypsy &        | Will it provide for  | AMBER = No Impact                                    |
| Traveller      | the                  | <b>N</b>   |
|                | accommodation        | No effect on pitch or plot provision.                |
|                | needs of Gypsies     |  |
|                | and Travellers and   |  |
|                | Travelling           |  |
|                | Showpeople?          |  |
| Distance:      | How far is the site  | R = 800m   |
| District or    | from the nearest     |  |
| Local Centre   | District or Local    | 1,124m ACF from the centre of the site               |
|                | centre?              | Sawston High Street - a cluster of services          |
|                |                      | and facilities within the village.                   |
| Distance: City | How far is the site  | R = >800m  |
| Centre         | from edge of         | 11 - 2 000111  |
| Ochic          | defined Cambridge    |  |
|                | City Centre?         |  |
| Distance: GP   | How far is the       | R = >800m  |
| Service        | nearest health       | K = >000111  |
| Service        |                      | 4.070m. ACE from control of cita to Country          |
|                | centre or GP         | 1,878m ACF from centre of site to Sawston            |
|                | service?             | Medical Centre.                                      |
| Key Local      | Will it improve      | AMBER = No impact on facilities (or                  |
| Facilities     | quality and range    | satisfactory mitigation proposed).                   |
|                | of key local         |  |
|                | services and         | No facilities lost, and no new facilities            |
|                | facilities including | proposed directly as a result of the                 |
|                | health, education    | development.   |
|                | and leisure (shops,  | ·  |
|                | post offices, pubs   |  |
|                | etc?)                |  |
| Community      | Will it encourage    | GREEN = Development would not lead to                |
| Facilities     | and enable           | the loss of any community facilities or              |
|                | engagement in        | replacement /appropriate mitigation                  |
|                | community            | possible.  |
|                | activities?          | possible.  |
|                | activities:          | No facilities lost, and no new facilities            |
|                |                      | proposed directly as a result of the                 |
|                |                      |  |
| Integration    | How well would the   | development.  AMBER = Adequate scope for integration |
| Integration    |                      | i i  |
| with Existing  | development on       | with existing communities                            |
| Communities    | the site integrate   |  |
|                | with existing        |  |
|                | communities?         |  |
| ECONOMY        | T = -                |  |
| Deprivation    | Does it address      | AMBER = Not within or adjacent to the 40%            |
| (Cambridge)    | pockets of income    | most deprived Super Output Areas within              |
|                | and employment       | Cambridge according to the Index of                  |
|                | deprivation          | Multiple Deprivation 2010.                           |
|                | particularly in      |  |
|                | Abbey Ward and       |  |
|                | Kings Hedges?        |  |
|                | Would allocation     |  |
|                | result in            |  |
|                | 100dit III           |  |

|               | lala contra de la contra del la contra del la contra del la contra de la contra del la contra de la contra de la contra del | <br><u> </u>                                       |
|---------------|--|--|
|               | development in   |  |
|               | deprived wards of  |  |
|               | Cambridge?   |  |
| Shopping      | Will it protect the  | GREEN = No effect or would support the             |
|               | shopping   | vitality and viability of existing centres.        |
|               | hierarchy,   |  |
|               | supporting the   | Development would have no effect on                |
|               | vitality and viability   | vitality or viability of existing centres. The     |
|               | of Cambridge,  | indicator is likely to apply particularly to sites |
|               | town, district and   | which include retail, offices, or leisure uses.    |
|               | local centres?   |  |
| Employment -  | How far is the   | AMBER = 1-3km                                      |
| Accessibility | nearest main   |  |
|               | employment   | 2.5km ACF from centre of site to South             |
|               | centre?  | Cambridgeshire 017D (Babraham Research             |
|               |  | Campus & Wellcome Trust Genome                     |
|               |  | Campus)  |
| Employment -  | Would  | A = Some loss of employment land and job           |
| Land          | development result   | opportunities mitigated by alternative             |
|               | in the loss of   | allocation in the area (< 50%).                    |
|               | employment land,   |  |
|               | or deliver new   | Development would have a minor negative            |
|               | employment land?   | effect on employment opportunities, as a           |
|               |  | result of the loss of existing employment          |
|               |  | land. Site of 3.56 ha. is currently vacant.        |
| Utilities     | Will it improve the  | AMBER = Significant upgrades likely to be          |
|               | level of investment  | required, constraints capable of appropriate       |
|               | in key community   | mitigation   |
|               | services and   |  |
|               | infrastructure,  | Minor Utilities Infrastructure improvements        |
|               | including  | required, but constraints can be addressed.        |
|               | communications   | There is insufficient spare mains water            |
|               | infrastructure and   | capacity within the distribution zone to           |
|               | broadband?   | supply the number of proposed properties           |
|               |  | which could arise if all the SHLAA sites           |
|               |  | within the zone were to be developed. The          |
|               |  | sewerage network is approaching capacity           |
|               |  | and will require investigation and possibly        |
|               |  | mitigation.  |
| Education     | Is there sufficient  | AMBER = School capacity not sufficient,            |
| Capacity      | education  | constraints can be appropriately mitigated         |
| 1             | capacity?  |  |
|               | -1 5 -   | School capacity not sufficient, but significant    |
|               |  | issues can be adequately addressed.                |
|               |  | Insufficient primary and secondary school          |
|               |  | capacity.  |
| Distance:     | How far is the   | A = 400 - 800m                                     |
| Primary       | nearest primary  |  |
| School        | school?  | 762m ACF from centre of site to Icknield           |
| 2333.         |  | Primary School, Sawston.                           |
| Distance:     | How far is the   | G = Within 1km (or site large enough to            |
| Secondary     | nearest secondary  | provide new)                                       |
| School        | school?  | provide new)                                       |
| JULIOUI       | 3011001:   | 1.0km ACF from centre of site to Sawston           |
|               |  | 1.0km ACF HOM CEMILE OF SILE TO SAWSTON            |

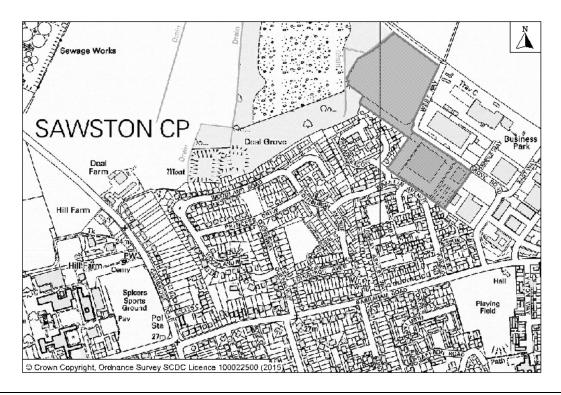
|   |  | Village College.  |
|---|--|---|
| TRANSPORT   | L  | <u> </u>  |
| Cycle Routes  | What type of cycle routes are accessible near to the site?   | AMBER = Medium quality off-road path.   |
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | AMBER = service meets requirements of high quality public transport in most but not all instances   |
| Sustainable<br>Transport<br>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<br>stop / rail<br>station               |  | A = Within 800m (3) 634m ACF from the centre of the site to the nearest bus stop.   |
| Frequency of Public Transport                         |  | G = 20 minute frequency (4)  20 minute service to Cambridge.  |
| Public<br>transport<br>journey time to<br>City Centre |  | A = 31 to 40 minutes (3)  39 Minutes from Sawston to Cambridge.   |
| Distance for cycling to City Centre                   |  | G = 5km to 10km (4)  9.04km ACF from the centre of the site to Cambridge Market.  |
| Distance:<br>Railway<br>Station                       | How far is the site from an existing or proposed train station?  | R = >800m  3,146m ACF from centre of the site to Great Shelford Station.  |
| Access  | Will it provide safe access to the highway network, where there is available capacity?   | GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.   |
| Non-Car<br>Facilities                                 | Will it make the transport network safer for public transport, walking or cycling facilities?  | AMBER = No impacts  The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities. |

| Site Information                 |              |
|----------------------------------|--------------|
| Development Sequence             | Rural Centre |
| Cita reference remaken/a). CC151 |              |

**Consultation Reference numbers:** 7 (I&O 2012)

Site name/address: Land at Grove Road / West Way, Dales Manor Business Park, Sawston

Мар:



**Site description:** The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.

Current use(s): Employment and employment land not currently in use

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 5.19 ha.

Potential residential capacity: 117 dwellings (30 dph)

| LAND         |                    |  |
|--------------|--------------------|--|
| PDL          | Would              | GREEN = Entirely on PDL                |
|              | development make   | ·                                      |
|              | use of previously  | The whole of the site is previously    |
|              | developed          | developed land comprising commercial   |
|              | land?              | buildings and open storage areas.      |
| Agricultural | Would              | GREEN = Neutral. Development would not |
| Land         | development lead   | affect grade 1 and 2 land.             |
|              | to the loss of the |  |
|              | best and most      |  |
|              | versatile          |  |

|               | agricultural land?                    |  |
|---------------|---------------------------------------|--|
| Minerals      | Will it avoid the                     | GREEN = Site is not within an allocated or   |
|               | sterilisation of                      | safeguarded area.  |
|               | economic mineral                      |  |
|               | reserves?                             |  |
| POLLUTION     |                                       |  |
| Air Quality   | Would the                             | GREEN = Minimal, no impact, reduced  |
|               | development of the                    | impact.  |
|               | sites result in an                    |  |
|               | adverse                               | Development unlikely to impact on air  |
|               | impact/worsening                      | quality. Site lies in an area where air quality  |
| AQMA          | of air quality? Is the site within or | acceptable.  |
| AQIVIA        | near to an AQMA,                      | GREEN = >1,000m of an AQMA, M11, or A14  |
|               | the M11 or the                        | A14  |
|               | A14?                                  |  |
| Pollution     | Are there potential                   | RED = Significant adverse impacts  |
|               | Odour, light noise                    | incapable of appropriate mitigation  |
|               | and vibration                         | 1,   |
|               | problems if the site                  | Development incompatible with  |
|               | is developed, as a                    | neighbouring uses and will create significant  |
|               | receptor or                           | negative impacts to, or as a result of, the  |
|               | generator                             | development, incapable of adequate   |
|               | (including                            | mitigation. The site is currently part of Dales  |
|               | compatibility with                    | Manor Business Park / Industrial Estate.   |
|               | neighbouring                          | East of the site is bounded by medium to   |
|               | uses)?                                | large sized industrial type units / uses   |
|               |                                       | including a Concrete Batching Process and  |
|               |                                       | a Tarmac Processing uses and warehouse type uses. These are unlikely to be                 |
|               |                                       | considered compatible uses.  |
| Contamination | Is there possible                     | AMBER = Site partially within or adjacent to   |
| Comamination  | contamination on                      | an area with a history of contamination, or  |
|               | the site?                             | capable of remediation appropriate to  |
|               |                                       | proposed development (potential to achieve   |
|               |                                       | benefits subject to appropriate mitigation)  |
|               |                                       | ,  |
|               |                                       | The site was formerly in commercial /  |
|               |                                       | industrial use and may have contaminated   |
|               |                                       | land. Potential for minor benefits through   |
| 107           | NAPIL II                              | remediation of minor contamination.  |
| Water         | Will it protect and                   | GREEN = No impact / Capable of full  |
|               | where possible                        | mitigation   |
|               | enhance the quality of the water      | Dovolonment unlikely to offeet water availty   |
|               | environment?                          | Development unlikely to affect water quality.  The majority of the site within Groundwater |
|               | GHVIIOHHIGHT!                         | Source Protection Zone 3 which does not  |
|               |                                       | rule out development but may influence land  |
|               |                                       | use or require pollution control measures.   |
|               |                                       | Assumptions for a neutral impact are that  |
|               |                                       | appropriate standards and pollution control  |
|               |                                       | measures will achieved through the   |
|               |                                       | development process and will mitigate any  |
|               |                                       | impact on groundwater,   |

| BIODIVERSITY   |  |            |  |
|----------------|--|------------|--|
| Designated     | Will it conserve                         |            | GREEN = Does not contain, is not adjacent  |
| Sites          | protected species                        |            | to designated for nature conservation or   |
|                | and protect sites                        |            | recognised as containing protected species,  |
|                | designated for                           |            | or local area will be developed as   |
|                | nature                                   |            | greenspace. No or negligible impacts.  |
|                | conservation                             |            |  |
|                | interest, and                            |            |  |
|                | geodiversity?                            |            |  |
|                | (Including                               |            |  |
|                | International and                        |            |  |
|                | locally designated                       |            |  |
| <b>D</b> : "   | sites)                                   |            | AMBED B I I I I I I I I I I I I I I I I I I  |
| Biodiversity   | Would                                    |            | AMBER = Development would have a   |
|                | development                              |            | negative impact on existing features or  |
|                | reduce habitat                           |            | network links but capable of appropriate   |
|                | fragmentation, enhance                   |            | mitigation   |
|                | native species, and                      |            | Assumptions for a neutral impact are that  |
|                | help deliver habitat                     |            | Assumptions for a neutral impact are that existing features that warrant retention can |
|                | restoration (helping                     |            | be retained or appropriate mitigation will be  |
|                | to achieve                               |            | achieved through the development process.  |
|                | Biodiversity Action                      |            | acineved unedgir the development precede.  |
|                | Plan targets, and                        |            |  |
|                | maintain                                 |            |  |
|                | connectivity                             |            |  |
|                | between green                            |            |  |
|                | infrastructure)?                         |            |  |
| TPO            | Are there trees on                       |            | GREEN = Site does not contain or adjoin  |
|                | site or immediately                      |            | any protected trees  |
|                | adjacent protected                       |            |  |
|                | by a Tree                                |            |  |
|                | Preservation Order                       |            |  |
| Croon          | (TPO)?                                   |            | AMPED. No significant apportunities or   |
| Green          | Will it improve                          |            | AMBER = No significant opportunities or  |
| Infrastructure | access to wildlife                       |            | loss of existing green infrastructure capable of appropriate mitigation                |
|                | and green spaces,<br>through delivery of |            | οι αρριοριίαιο πιιιιματίοπ   |
|                | and access to                            |            | Neutral impact (existing features retained,  |
|                | green                                    |            | or appropriate mitigation possible).   |
|                | infrastructure?                          |            | Assumptions for a neutral impact include   |
|                |  |            | that appropriate design and mitigation   |
|                |  |            | measures would be achieved through the   |
|                |  |            | development process.   |
| LANDSCAPE,     | TOWNSCAPE AND C                          | ULTURAL HI | ERITAGE  |
| Landscape      | Will it maintain and                     |            | GREEN = No impact (generally compatible,   |
|                | enhance the                              |            | or capable of being made compatible with   |
|                | diversity and                            |            | local landscape character, or provide minor  |
|                | distinctiveness of                       |            | improvements)  |
|                | landscape                                |            |  |
|                | character?                               |            | Minor Positive Impact (Development would   |
|                |  |            | relate to local landscape character and offer  |
|                |  |            | opportunities for landscape enhancement).  |
|                |  |            | The site is occupied by a variety of   |

|  |   |  | commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.   |  |  |
|--|---|--|---|--|--|
| Townscape                                | Will it maintain and enhance the diversity and distinctiveness of townscape   |  | GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)   |  |  |
|  | character, including through appropriate design and scale of development?   |  | Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location. |  |  |
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?   |  | GREEN = No impact or Minor positive impact on Green Belt purposes   |  |  |
| Heritage                                 | Will it protect or<br>enhance sites,<br>features or areas of<br>historical,   |  | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  |  |  |
|  | archaeological, or<br>cultural interest<br>(including<br>conservation<br>areas, listed<br>buildings,<br>registered parks<br>and gardens and<br>scheduled<br>monuments)? |  | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.               |  |  |
| CLIMATE CHA                              | NGE   |  |   |  |  |
| Renewables                               | Will it support the use of renewable energy resources?  |  | AMBER = Standard requirements for renewables would apply.   |  |  |
| Flood Risk                               | Is site at flood risk?  |  | GREEN = Flood Zone 1 / low risk.  Flood Zone 1 and no drainage issues that cannot be appropriately addressed  |  |  |
| HUMAN HEALT                              | 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:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?   |  | GREEN = <1km or onsite provision  0.5km ACF from centre of the site to playing field south of Babraham Road and west of   |  |  |

|                       |                                | Lynton Way, Sawston.                          |
|-----------------------|--------------------------------|---|
| Distance: Play        | How far is the                 | AMBER = 400 -800m                             |
| Facilities            | nearest play space             | AWBER = 400 -000III                           |
| 1 dollidos            | for children and               | 418m ACF from centre of the site to land      |
|                       | teenagers?                     | east of Queensway, Sawston.                   |
| Gypsy &               | Will it provide for            | AMBER = No Impact                             |
| Traveller             | the                            | ANDER - No Impact                             |
| Travellel             | accommodation                  | No effect on pitch or plot provision.         |
|                       | needs of Gypsies               | The effect of pitch of plot provision.        |
|                       | and Travellers and             |   |
|                       | Travelling                     |   |
|                       | Showpeople?                    |   |
| Distance:             | How far is the site            | R = >800m                                     |
| Distance. District or | from the nearest               | K = >000III                                   |
| Local Centre          | District or Local              | 1,047m ACF from the centre of the site        |
| Local Certife         | centre?                        | Sawston High Street - a cluster of services   |
|                       | Centre                         | and facilities within the village.            |
| Distance: City        | How far is the site            | R = >800m                                     |
| Centre                |                                | K = >000111                                   |
| Centre                | from edge of defined Cambridge |   |
|                       | City Centre?                   |   |
| Distance: GP          | How far is the                 | R = >800m                                     |
| Service               | nearest health                 | K = >000111                                   |
| Service               | centre or GP                   | 1,791m ACF from centre of site to Sawston     |
|                       | service?                       | Medical Centre.                               |
| Key Local             | Will it improve                | AMBER = No impact on facilities (or           |
| Facilities            | quality and range              | satisfactory mitigation proposed).            |
| i aciiilles           | of key local                   |   |
|                       | services and                   | No facilities lost, and no new facilities     |
|                       | facilities including           | proposed directly as a result of the          |
|                       | health, education              | development.                                  |
|                       | and leisure (shops,            | dovolopinomi                                  |
|                       | post offices, pubs             |   |
|                       | etc?)                          |   |
| Community             | Will it encourage              | GREEN = Development would not lead to         |
| Facilities            | and enable                     | the loss of any community facilities or       |
|                       | engagement in                  | replacement / appropriate mitigation          |
|                       | community                      | possible.                                     |
|                       | activities?                    |   |
|                       |                                | No facilities lost, and no new facilities     |
|                       |                                | proposed directly as a result of the          |
|                       |                                | development.                                  |
| Integration           | How well would the             | AMBER = Adequate scope for integration        |
| with Existing         | development on                 | with existing communities                     |
| Communities           | the site integrate             |   |
|                       | with existing                  |   |
|                       | communities?                   |   |
| ECONOMY               |                                |   |
| Deprivation           | Does it address                | <br>AMBER = Not within or adjacent to the 40% |
| (Cambridge)           | pockets of income              | most deprived Super Output Areas within       |
| . 3-7                 | and employment                 | Cambridge according to the Index of           |
|                       | deprivation                    | Multiple Deprivation 2010.                    |
|                       | particularly in                | 1       |
|                       | Abbey Ward and                 |   |
|                       | 1                              |   |

|                   | 1.0                           | 1  |
|-------------------|-------------------------------|--|
|                   | Kings Hedges?                 |  |
|                   | Would allocation              |  |
|                   | result in                     |  |
|                   | development in                |  |
|                   | deprived wards of             |  |
| Channing          | Cambridge?                    | CDEEN No effect or would compart the               |
| Shopping          | Will it protect the           | GREEN = No effect or would support the             |
|                   | shopping<br>hierarchy,        | vitality and viability of existing centres.        |
|                   | supporting the                | Development would have no effect on                |
|                   | vitality and viability        | vitality or viability of existing centres. The     |
|                   | of Cambridge,                 | indicator is likely to apply particularly to sites |
|                   | town, district and            | which include retail, offices, or leisure uses.    |
|                   | local centres?                | William morade retail, offices, or leicure acce.   |
| Employment -      | How far is the                | AMBER = 1-3km                                      |
| Accessibility     | nearest main                  | 7.1.1.52.1.  |
| ,                 | employment                    | 2.4km ACF form centre of site to South             |
|                   | centre?                       | Cambridgeshire 017D (Babraham Research             |
|                   |                               | Campus & Wellcome Trust Genome                     |
|                   |                               | Campus)  |
| Employment -      | Would                         | A = Some loss of employment land and job           |
| Land              | development result            | opportunities mitigated by alternative             |
|                   | in the loss of                | allocation in the area (< 50%).                    |
|                   | employment land,              |  |
|                   | or deliver new                | Development would have a minor negative            |
|                   | employment land?              | effect on employment opportunities, as a           |
|                   |                               | result of the loss of existing employment          |
| Liche             | AACH It been and the          | land. Site of 5.19 ha. is currently vacant.        |
| Utilities         | Will it improve the           | AMBER = Significant upgrades likely to be          |
|                   | level of investment           | required, constraints capable of appropriate       |
|                   | in key community services and | mitigation   |
|                   | infrastructure,               | Minor Utilities Infrastructure improvements        |
|                   | including                     | required, but constraints can be addressed.        |
|                   | communications                | There is insufficient spare mains water            |
|                   | infrastructure and            | capacity within the distribution zone to           |
|                   | broadband?                    | supply the number of proposed properties           |
|                   |                               | which could arise if all the SHLAA sites           |
|                   |                               | within the zone were to be developed. The          |
|                   |                               | sewerage network is approaching capacity           |
|                   |                               | and will require investigation and possibly        |
|                   |                               | mitigation.  |
| Education         | Is there sufficient           | AMBER = School capacity not sufficient,            |
| Capacity          | education                     | constraints can be appropriately mitigated.        |
|                   | capacity?                     |  |
|                   |                               | School capacity not sufficient, but significant    |
|                   |                               | issues can be adequately addressed.                |
|                   |                               | Insufficient primary and secondary school          |
| Dieteras          | How for to the                | capacity.  |
| Distance:         | How far is the                | A = 400 - 800m                                     |
| Primary<br>School | nearest primary school?       | 667m ACF from centre of site to Icknield           |
| JULIOUI           | 3011001 !                     | Primary School, Sawston.                           |
| Distance:         | How far is the                | G = Within 1km (or site large enough to            |
| Distallet.        | I HOW IAI IS LIFE             | U - VVIIIIII INIII (UI SILE IAIGE EIIUUGII LU      |

| Secondary                                   | nearest secondary  | provide new)  |
|---|--|---|
| School                                      | school?  | 1.0km ACF from centre of site to Sawston Village College.   |
| TRANSPORT                                   | L  | T mange conteger  |
| Cycle Routes                                | What type of cycle routes are accessible near to the site?   | AMBER = Medium quality off-road path.   |
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | AMBER = service meets requirements of high quality public transport in most but not all instances   |
| Sustainable<br>Transport<br>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                               |  | G = Within 600m (4)   |
| stop / rail<br>station                      |  | 559m ACF from the centre of the site to the nearest bus stop.   |
| Frequency of Public                         |  | G = 20 minute frequency (4)   |
| Transport                                   |  | 20 minute service to Cambridge.   |
| Public                                      |  | A = 31 to 40 minutes (3)  |
| transport<br>journey time to<br>City Centre |  | 39 Minutes from Sawston to Cambridge.   |
| Distance for                                |  | G = 5km to 10km (4)   |
| cycling to City<br>Centre                   |  | 9.04km ACF from the centre of the site to Cambridge Market.   |
| Distance:                                   | How far is the site  | R = >800m   |
| Railway<br>Station                          | from an existing or proposed train station?  | 3,151m ACF from centre of the site to Whittlesford Station.   |
| Access                                      | Will it provide safe access to the highway network, where there is available capacity?   | GREEN = No capacity / access constraints identified that cannot be fully mitigated.   |
| Non-Car                                     | Will it make the   | AMBER = No impacts  |
| Facilities                                  | transport network<br>safer for public<br>transport, walking<br>or cycling facilities?  | The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement |

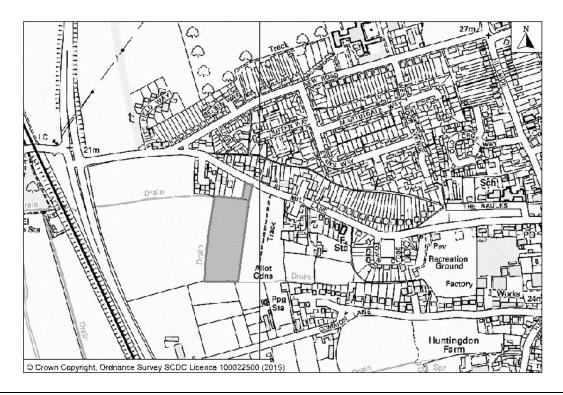
|  | to public transport, walking or cycling |
|--|---|
|  | facilities.                             |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Sita rafaranca number(s): SC220 |              |

**Consultation Reference numbers:** 10 (I&O 2012)

Site name/address: Mill Lane, Sawston

Map:



**Site description:** A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.

Current use(s): Agricultural (pasture).

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.48 hectares

Potential residential capacity: 40 dwellings (30 dph)

| LAND                 | LAND   |  |   |  |
|----------------------|--|--|---|--|
| PDL                  | Would development make use of previously developed land?                             |  | RED = Not on PDL  |  |
| Agricultural<br>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  |  | GREEN = Site is not within an allocated or safeguarded area.   |  |  |
|---------------------|--|--|--|--|--|
|                     | reserves?  |  | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |  |  |
| POLLUTION           |  |  |  |  |  |
| Air Quality         | Would the development of the sites result in an adverse  |  | GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air   |  |  |
|                     | impact/worsening of air quality?   |  | quality. Site lies in an area where air quality acceptable.  |  |  |
| AQMA                | Is the site within or<br>near to an AQMA,<br>the M11 or the<br>A14?  |  | GREEN = >1,000m of an AQMA, M11, or A14  |  |  |
| Pollution           | Are there potential Odour, light noise and vibration   |  | GREEN = No adverse effects or capable of full mitigation   |  |  |
|                     | problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?                |  | Development compatible with neighbouring uses. Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.   |  |  |
| Contamination       | Is there possible contamination on the site?   |  | GREEN = Site not within or adjacent to an area with a history of contamination.  |  |  |
| Water               | Will it protect and where possible enhance the quality   |  | GREEN = No impact / Capable of full mitigation   |  |  |
|                     | of the water environment?  |  | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. |  |  |
|                     | BIODIVERSITY   |  |  |  |  |
| Designated<br>Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including |  | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).  |  |  |

|                         | International and   |                   |  |
|-------------------------|---|-------------------|--|
|                         | locally designated  |                   |  |
| 5                       | sites)  |                   | 1117   |
| Biodiversity            | Would development reduce habitat fragmentation, enhance   |                   | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.  |
|                         | native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? |                   | Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.   |
| TPO                     | Are there trees on site or immediately adjacent protected   |                   | AMBER = Any adverse impact on protected trees capable of appropriate mitigation  |
|                         | by a Tree<br>Preservation Order<br>(TPO)?   |                   | TPO running along southern site boundary. The trees present on all other boundaries look significant and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise  |
| Green<br>Infrastructure | Will it improve access to wildlife and green spaces, through delivery of  |                   | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.   |
|                         | and access to green infrastructure?   |                   | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include  |
|                         |   |                   | that appropriate design and mitigation measures would be achieved through the development process.   |
|                         | TOWNSCAPE AND C   | <u>ULTURAL HI</u> |  |
| Landscape               | Will it maintain and enhance the diversity and distinctiveness of landscape   |                   | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  |
|                         | character?  |                   | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. It should be possible to mitigate |

|                             |                           |  | impacts on the landscape through retention    |  |
|-----------------------------|---------------------------|--|---|--|
|                             |                           |  | of trees and hedges.                          |  |
| Townscape                   | Will it maintain and      |  | AMBER = negative impact on townscape          |  |
|                             | enhance the               |  | character, incapable of mitigation.           |  |
|                             | diversity and             |  | от от от от от от от от от от от от от о      |  |
|                             | distinctiveness of        |  | Minor Negative Impact (development            |  |
|                             | townscape                 |  | conflicts with townscape character, minor     |  |
|                             | character, including      |  | negative impacts incapable of mitigation) -   |  |
|                             | through                   |  | Development of this site would have an        |  |
|                             | appropriate design        |  | adverse impact on the landscape setting of    |  |
|                             | and scale of              |  | Sawston by introducing built development      |  |
|                             | development?              |  | into a small enclosed field visible from the  |  |
|                             | ·                         |  | west. The site is located in a historically   |  |
|                             |                           |  | sensitive part of the village and would have  |  |
|                             |                           |  | an adverse impact on the setting of historic  |  |
|                             |                           |  | features.                                     |  |
| Green Belt                  | What effect would         |  | GREEN = No impact or Minor positive           |  |
|                             | the development of        |  | impact on Green Belt purposes                 |  |
|                             | this site have on         |  |   |  |
|                             | Green Belt                |  |   |  |
|                             | purposes?                 |  |   |  |
| Heritage                    | Will it protect or        |  | RED = Site contains, is adjacent to, or       |  |
|                             | enhance sites,            |  | within the setting of such sites, buildings   |  |
|                             | features or areas of      |  | and features, with potential for significant  |  |
|                             | historical,               |  | negative impacts incapable of appropriate     |  |
|                             | archaeological, or        |  | mitigation.                                   |  |
|                             | cultural interest         |  | a   |  |
|                             | (including                |  | Significant Negative Impact on historic       |  |
|                             | conservation              |  | Assets (incapable of satisfactory mitigation) |  |
|                             | areas, listed             |  | - Within setting of 28 Mill Lane (LB Grade    |  |
|                             | buildings,                |  | II). Adverse effect due to loss of trees at   |  |
|                             | registered parks          |  | entrance on approach to LB, loss of           |  |
|                             | and gardens and scheduled |  | openness and rural setting. The site is       |  |
|                             |                           |  | located to the east of the nationally         |  |
| CLIMATE CHAI                | monuments)?               |  | important Iron Age ringwork Borough Hill.     |  |
| Renewables                  | Will it support the       |  | AMBER = Standard requirements for             |  |
| 170116Mables                | use of renewable          |  | renewables would apply                        |  |
|                             | energy resources?         |  | renewables would apply                        |  |
| Flood Risk                  | Is site at flood risk?    |  | AMBER = Flood Zone 2 / medium risk            |  |
| . 1000 1 (101)              | one at hood hold:         |  | , ZIV - 1 1000 ZONO Z / MODIUM NOV            |  |
|                             |                           |  | Flood Zone 2, drainage issues capable of      |  |
|                             |                           |  | being appropriately addressed.                |  |
| HUMAN HEALTH AND WELL BEING |                           |  |   |  |
| Open Space                  | Will it increase the      |  | GREEN = Assumes minimum on-site               |  |
| 1 1 1                       | quantity and quality      |  | provision to adopted plan standards is        |  |
|                             | of publically             |  | provided onsite                               |  |
|                             | accessible open           |  | <u> </u>                                      |  |
|                             | space?                    |  |   |  |
| Distance:                   | How far is the            |  | GREEN = <1km or onsite provision              |  |
| Outdoor Sport               | nearest outdoor           |  | ·   |  |
| Facilities                  | sports facilities?        |  | 0.5km ACF from centre of the site to          |  |
|                             |                           |  | Sawston Recreation Ground.                    |  |
| Distance: Play              | How far is the            |  | AMBER = 400 -800m                             |  |
|                             |                           |  |   |  |

| Facilities        | nearest play space   |  |
|-------------------|----------------------|--|
| 1 aciiiles        | for children and     | 487m ACF from centre of the site to        |
|                   | teenagers?           | Sawston Recreation Ground.                 |
| Gypsy &           | Will it provide for  | AMBER = No Impact                          |
| Traveller         | the                  | 7 WBER - No Impaot                         |
| Traveller         | accommodation        | No effect on pitch or plot provision.      |
|                   | needs of Gypsies     | The check on pitch of plot provision.      |
|                   | and Travellers and   |  |
|                   | Travelling           |  |
|                   | Showpeople?          |  |
| Distance:         | How far is the site  | A = 400 - 800m                             |
| District or       | from the nearest     | 71 100 000m                                |
| Local Centre      | District or Local    | 710m ACF from the centre of the site       |
| 20001 0011110     | centre?              | Sawston High Street -a cluster of services |
|                   |                      | and facilities within the village.         |
| Distance: City    | How far is the site  | R = >800m                                  |
| Centre            | from edge of         | ,  |
|                   | defined Cambridge    |  |
|                   | City Centre?         |  |
| Distance: GP      | How far is the       | R = >800m                                  |
| Service           | nearest health       | ,  |
|                   | centre or GP         | 1,088m ACF from centre of site to Sawston  |
|                   | service?             | Medical Centre.                            |
| Key Local         | Will it improve      | AMBER = No impact on facilities (or        |
| Facilities        | quality and range    | satisfactory mitigation proposed).         |
|                   | of key local         | , , , , ,                                  |
|                   | services and         | No facilities lost, and no new facilities  |
|                   | facilities including | proposed directly as a result of the       |
|                   | health, education    | development.                               |
|                   | and leisure (shops,  | •  |
|                   | post offices, pubs   |  |
|                   | etc?)                |  |
| Community         | Will it encourage    | GREEN = Development would not lead to      |
| Facilities        | and enable           | the loss of any community facilities or    |
|                   | engagement in        | replacement / appropriate mitigation       |
|                   | community            | possible.                                  |
|                   | activities?          |  |
|                   |                      | No facilities lost, and no new facilities  |
|                   |                      | proposed directly as a result of the       |
|                   |                      | development.                               |
| Integration       | How well would the   | AMBER = Adequate scope for integration     |
| with Existing     | development on       | with existing communities                  |
| Communities       | the site integrate   |  |
|                   | with existing        |  |
| <b>FACULATION</b> | communities?         |  |
| ECONOMY           | D 9                  | AMPED National Process of 1991             |
| Deprivation       | Does it address      | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)       | pockets of income    | most deprived Super Output Areas within    |
|                   | and employment       | Cambridge according to the Index of        |
|                   | deprivation          | Multiple Deprivation 2010.                 |
|                   | particularly in      |  |
|                   | Abbey Ward and       |  |
|                   | Kings Hedges?        |  |
|                   | Would allocation     |  |

|                    | Т                                 |   |
|--------------------|-----------------------------------|---|
|                    | result in                         |   |
|                    | development in                    |   |
|                    | deprived wards of                 |   |
| Ole a sa sa isa sa | Cambridge?                        | ODEEN. No effect on world own months  |
| Shopping           | Will it protect the               | GREEN = No effect or would support the  |
|                    | shopping<br>hierarchy,            | vitality and viability of existing centres.                                       |
|                    | supporting the                    | Development would have no effect on   |
|                    | vitality and viability            | vitality or viability of existing centres. The                                    |
|                    | of Cambridge,                     | indicator is likely to apply particularly to sites                                |
|                    | town, district and                | which include retail, offices, or leisure uses.                                   |
|                    | local centres?                    | , ,   |
| Employment -       | How far is the                    | AMBER = 1-3km   |
| Accessibility      | nearest main                      |   |
|                    | employment                        | 3.0km ACF from centre of site to South  |
|                    | centre?                           | Cambridgeshire 017D (Babraham Research  |
|                    |                                   | Campus & Wellcome Trust Genome  |
|                    | 147 11                            | Campus)   |
| Employment -       | Would                             | G = No loss of employment land / allocation                                       |
| Land               | development result in the loss of | is for employment development.  |
|                    | employment land,                  |   |
|                    | or deliver new                    |   |
|                    | employment land?                  |   |
| Utilities          | Will it improve the               | AMBER = Significant upgrades likely to be   |
|                    | level of investment               | required, constraints capable of appropriate                                      |
|                    | in key community                  | mitigation  |
|                    | services and                      | ·   |
|                    | infrastructure,                   | Minor Utilities Infrastructure improvements                                       |
|                    | including                         | required, but constraints can be addressed.                                       |
|                    | communications                    | There is insufficient spare mains water   |
|                    | infrastructure and                | capacity within the distribution zone to  |
|                    | broadband?                        | supply the number of proposed properties which could arise if all the SHLAA sites |
|                    |                                   | within the zone were to be developed. The   |
|                    |                                   | sewerage network is approaching capacity  |
|                    |                                   | and will require investigation and possibly                                       |
|                    |                                   | mitigation.   |
| Education          | Is there sufficient               | GREEN= Non-residential development /  |
| Capacity           | education                         | surplus school places.  |
|                    | capacity?                         |   |
|                    |                                   | Insufficient spare school capacity but  |
|                    |                                   | potential for improvement to meet needs.  |
| Dieteras           | How for to the                    | Insufficient secondary school capacity.   |
| Distance:          | How far is the                    | R = >800m   |
| Primary<br>School  | nearest primary school?           | 819m ACF from centre of site to Bellbird  |
| CONTOO             | 301001:                           | Primary School, Sawston.  |
| Distance:          | How far is the                    | G = Within 1km (or site large enough to   |
| Secondary          | nearest secondary                 | provide new)  |
| School             | school?                           | <u> </u>  |
|                    |                                   | 0.6km ACF from centre of site to Sawston  |
|                    |                                   | Village College.  |
| TRANSPORT          |                                   |   |

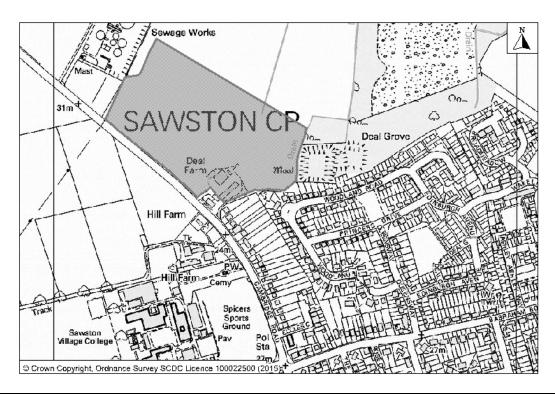
| Cycle Routes  | What type of cycle routes are accessible near to the site?   | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
|---|--|---|
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | AMBER = service meets requirements of high quality public transport in most but not all instances   |
| Sustainable<br>Transport<br>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<br>stop / rail<br>station               |  | A = Within 800m (3)  712m ACF from the centre of the site to the nearest bus stop.  |
| Frequency of Public Transport                         |  | G = 20 minute frequency (4)  20 minute service to Cambridge.  |
| Public<br>transport<br>journey time to<br>City Centre |  | A = 31 to 40 minutes (3)<br>39 Minutes from Sawston to Cambridge.   |
| Distance for cycling to City Centre                   |  | G = 5km to 10km (4)  9.59km ACF from the centre of the site to Cambridge Market.  |
| Distance:<br>Railway<br>Station                       | How far is the site from an existing or proposed train station?  | R = >800m  2,167m ACF from centre of the site to Whittlesford Station.  |
| Access  | Will it provide safe access to the highway network, where there is available capacity?   | GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.   |
| Non-Car<br>Facilities                                 | Will it make the transport network safer for public transport, walking or cycling facilities?  | AMBER = No impacts  |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC252 |              |

**Consultation Reference numbers: N/A** 

**Site name/address:** Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston

## Мар:



**Site description:** A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.

Current use(s): Arable farm land

Proposed use(s): 150 dwellings with community uses and public open space

Site size (ha): South Cambridgeshire: 8.62 ha.

Potential residential capacity: 194 dwellings (30 dph)

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

|               | versatile  | 2.   |
|---------------|--|--|
|               | agricultural land?   |  |
| Minerals      | Will it avoid the sterilisation of economic mineral  | GREEN = Site is not within an allocated or safeguarded area.   |
|               | reserves?  | Small part of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |
| POLLUTION     |  |  |
| Air Quality   | Would the development of the sites result in an adverse  | AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts   |
|               | impact/worsening of air quality?   | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
| AQMA          | Is the site within or near to an AQMA, the M11 or the A14?   | GREEN = >1,000m of an AQMA, M11, or A14  |
| Pollution     | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | RED = Significant adverse impacts incapable of appropriate mitigation  All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. |
| Contamination | Is there possible contamination on the site?   | AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Potential for minor benefits through remediation of minor contamination, agricultural / farm use in south of site.  |
| Water         | Will it protect and where possible enhance the quality of the water environment?   | GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any   |

|  |   |                | impact on groundwater.   |  |
|--|---|----------------|--|--|
| BIODIVERSITY                               |   |                |  |  |
| Designated<br>Sites                        | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)  |                | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts   |  |
| Biodiversity                               | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? |                | GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links  Minor positive impact as there are some opportunities for enhancement through for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches.               |  |
| TPO  | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?   |                | AMBER = Any adverse impact on protected trees capable of appropriate mitigation Six protected trees to southern boundary will need to be retained. Deal Grove woodland protected as a TPO to eastern boundary, will need to be considered in any development.  |  |
| Green<br>Infrastructure                    | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?  | III THE ALL PU | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |  |
| LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE |   |                |  |  |
| Landscape                                  | Will it maintain and enhance the diversity and distinctiveness of landscape character?  |                | RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible  Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). Development would have an adverse impact on Green Belt purposes and |  |

|                            | 1   | <br>   |
|----------------------------|---|--|
| Townscape                  | Will it maintain and enhance the diversity and distinctiveness of townscape character, including  | functions and would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site.  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). |
|                            | through appropriate design and scale of development?  | Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |
| Green Belt                 | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?   | RED = Significant negative impact on Green<br>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 CHAI               |   |  |
| Renewables                 | Will it support the use of renewable energy resources?  | AMBER = Standard requirements for renewables would apply.  |
| Flood Risk                 | Is site at flood risk?  | GREEN = Flood Zone 1 / low risk  |
|                            |   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|                            | TH AND WELL BEING   |  |
| Open Space                 | Will it increase the quantity and quality of publically accessible open space?  | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.  |
| Distance:<br>Outdoor Sport | How far is the nearest outdoor  | GREEN = <1km or onsite provision   |

| Facilities               | sports facilities?                 |  | 0.5km ACF from centre of the site to  |  |
|--------------------------|------------------------------------|--|---|--|
| T domass                 |                                    |  | Spicers Sports Ground, Cambridge Road   |  |
|                          |                                    |  | Ground.   |  |
| Distance: Play           | How far is the                     |  | AMBER = 400 - 800m  |  |
| Facilities               | nearest play space                 |  |   |  |
|                          | for children and                   |  | 557m ACF from centre of the site to land                                      |  |
|                          | teenagers?                         |  | east of Queensway, Sawston.   |  |
| Gypsy &                  | Will it provide for                |  | AMBER = No Impact   |  |
| Traveller                | the                                |  |   |  |
|                          | accommodation                      |  | No effect on pitch or plot provision.   |  |
|                          | needs of Gypsies                   |  |   |  |
|                          | and Travellers and                 |  |   |  |
|                          | Travelling                         |  |   |  |
| Distance                 | Showpeople?                        |  | D . 000   |  |
| Distance:                | How far is the site                |  | R =>800m  |  |
| District or Local Centre | from the nearest District or Local |  | 1,000m ACF from the centre of the site  |  |
| Local Certife            | centre?                            |  | Sawston High Street -a cluster of services                                    |  |
|                          | Centre?                            |  | and facilities within the village.  |  |
| Distance: City           | How far is the site                |  | R = >800m   |  |
| Centre                   | from edge of                       |  | K = >00011  |  |
| Ochire                   | defined Cambridge                  |  |   |  |
|                          | City Centre?                       |  |   |  |
| Distance: GP             | How far is the                     |  | R = >800m   |  |
| Service                  | nearest health                     |  |   |  |
|                          | centre or GP                       |  | 1,781m ACF from centre of site to Sawston                                     |  |
|                          | service?                           |  | Medical Centre.   |  |
| Key Local                | Will it improve                    |  | AMBER = No impact on facilities (or   |  |
| Facilities               | quality and range                  |  | satisfactory mitigation proposed).  |  |
|                          | of key local                       |  |   |  |
|                          | services and                       |  | New facilities or improved existing facilities                                |  |
|                          | facilities including               |  | are proposed of minor benefit. Call for Sites                                 |  |
|                          | health, education                  |  | questionnaire refers to additional community                                  |  |
|                          | and leisure (shops,                |  | uses such as village halls, public open                                       |  |
|                          | post offices, pubs                 |  | space and allotments could be provided  |  |
|                          | etc?)                              |  | alongside the residential development   |  |
| Community                | M/III it anagumaga                 |  | proposed.   |  |
| Community Facilities     | Will it encourage and enable       |  | GREEN = Development would not lead to the loss of any community facilities or |  |
| racilities               |                                    |  | replacement / appropriate mitigation  |  |
|                          | engagement in community            |  | possible.   |  |
|                          | activities?                        |  | Poolibio.   |  |
|                          | GOUVINOS:                          |  | No facilities lost, and no new facilities                                     |  |
|                          |                                    |  | proposed directly as a result of the  |  |
|                          |                                    |  | development. Call for Sites Questionnaire                                     |  |
|                          |                                    |  | refers to potential to provide additional                                     |  |
|                          |                                    |  | community facilities.   |  |
| Integration              | How well would the                 |  | RED = Limited scope for integration with                                      |  |
| with Existing            | development on                     |  | existing communities / isolated and/or  |  |
| Communities              | the site integrate                 |  | separated by non-residential land uses  |  |
|                          | with existing                      |  |   |  |
|                          | communities?                       |  | Site located between STW and edge of the                                      |  |
|                          |                                    |  | built-up area.  |  |
| ECONOMY                  |                                    |  |   |  |

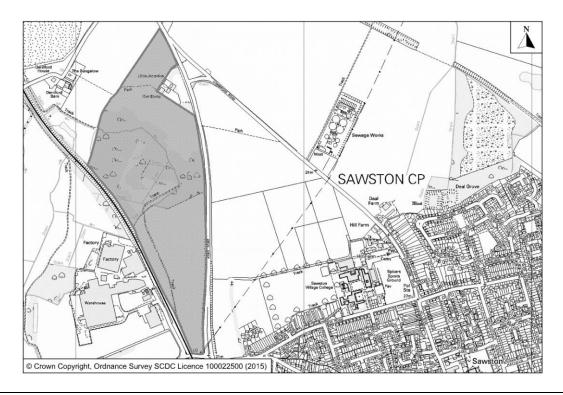
|               | T                        |  |
|---------------|--------------------------|--|
| Deprivation   | Does it address          | AMBER = Not within or adjacent to the 40%          |
| (Cambridge)   | pockets of income        | most deprived Super Output Areas within            |
|               | and employment           | Cambridge according to the Index of                |
|               | deprivation              | Multiple Deprivation 2010.                         |
|               | particularly in          |  |
|               | Abbey Ward and           |  |
|               | Kings Hedges?            |  |
|               | Would allocation         |  |
|               | result in                |  |
|               | development in           |  |
|               | deprived wards of        |  |
|               | Cambridge?               |  |
| Channing      |                          | CREEN - No offeet or would support the             |
| Shopping      | Will it protect the      | GREEN = No effect or would support the             |
|               | shopping                 | vitality and viability of existing centres.        |
|               | hierarchy,               | Development weight being as affect as              |
|               | supporting the           | Development would have no effect on                |
|               | vitality and viability   | vitality or viability of existing centres. The     |
|               | of Cambridge,            | indicator is likely to apply particularly to sites |
|               | town, district and       | which include retail, offices, or leisure uses.    |
|               | local centres?           |  |
| Employment -  | How far is the           | AMBER = 1-3km                                      |
| Accessibility | nearest main             |  |
|               | employment               | 3.0km ACF from centre of site to South             |
|               | centre?                  | Cambridgeshire 017D (Babraham Research             |
|               |                          | Campus & Wellcome Trust Genome                     |
|               |                          | Campus)  |
| Employment -  | Would                    | G = No loss of employment land / allocation        |
| Land          | development result       | is for employment development.                     |
|               | in the loss of           | , .,   |
|               | employment land,         |  |
|               | or deliver new           |  |
|               | employment land?         |  |
| Utilities     | Will it improve the      | AMBER = Significant upgrades likely to be          |
|               | level of investment      | required, constraints capable of appropriate       |
|               | in key community         | mitigation   |
|               | services and             | Intigation   |
|               | infrastructure,          | Minor Utilities Infrastructure improvements        |
|               | -                        | required, but constraints can be addressed.        |
|               | including communications | •  |
|               |                          | There is insufficient spare mains water            |
|               | infrastructure and       | capacity within the distribution zone to           |
|               | broadband?               | supply the number of proposed properties           |
|               |                          | which could arise if all the SHLAA sites           |
|               |                          | within the zone were to be developed. The          |
|               |                          | sewerage network is at capacity and will           |
|               |                          | require mitigation. Electricity supply is likely   |
|               |                          | to require local and upstream reinforcement.       |
| Education     | Is there sufficient      | AMBER = School capacity not sufficient,            |
| Capacity      | education                | constraints can be appropriately mitigated         |
|               | capacity?                |  |
|               |                          | School capacity not sufficient, but significant    |
|               |                          | issues can be adequately addressed.                |
| Distance:     | How far is the           | R =>800m   |
| Primary       | nearest primary          |  |
| School        | school?                  | 923m ACF from centre of site to Bellbird           |
|               | 1                        |  |

|                    |                      | Delanara Onland Oniversa                                      |
|--------------------|----------------------|---|
| Distant            | 11                   | Primary School, Sawston.                                      |
| Distance:          | How far is the       | G = Within 1km (or site large enough to                       |
| Secondary          | nearest secondary    | provide new)  |
| School             | school?              |   |
|                    |                      | 0.5km ACF from centre of site to Sawston                      |
|                    |                      | Village College.  |
| TRANSPORT          |                      |   |
| Cycle Routes       | What type of cycle   | AMBER = Medium quality off-road path.                         |
|                    | routes are           |   |
|                    | accessible near to   |   |
|                    | the site?            |   |
| HQPT               | Is there High        | AMBER = service meets requirements of                         |
|                    | Quality Public       | high quality public transport in most but not                 |
|                    | Transport (at edge   | all instances   |
|                    | of site)?            |   |
|                    | ,                    |   |
| Sustainable        | Scoring              | AMBER = Score 10-14 from 4 criteria below                     |
| Transport          | mechanism has        |   |
| Score (SCDC)       | been developed to    | Total score of 15.  |
|                    | consider access to   |   |
|                    | and quality of       |   |
|                    | public transport,    |   |
|                    | and cycling. Scores  |   |
|                    | determined by the    |   |
|                    | four criteria below. |   |
| Distance: bus      | Tour criteria below. | G = Within 600m (4)   |
| stop / rail        |                      | 0 = Willim 000m (4)   |
| station            |                      | 481m ACF from the centre of the site to the                   |
| Station            |                      | nearest bus stop.   |
| Frequency of       |                      | G = 20 minute frequency (4)                                   |
| Public             |                      |   |
| Transport          |                      | 20 minute service to Cambridge.                               |
| Папароп            |                      | 20 minute service to Gambridge.                               |
|                    |                      | Hourly service to Saffron Walden.                             |
| Public             |                      | A = 31 to 40 minutes (3)                                      |
| transport          |                      | A = 31 to 40 minutes (3)                                      |
| journey time to    |                      | 39 Minutes from Sawston to Cambridge.                         |
| City Centre        |                      | 39 Millutes Hoff Sawston to Cambridge.                        |
| Oity Certife       |                      | 29 Minutes from Sawston to Saffron                            |
|                    |                      | Walden.   |
| Distance for       |                      | G = 5km to 10km (4)   |
| cycling to City    |                      | 8.83km ACF from the centre of the site to                     |
| Centre             |                      | Cambridge Market.   |
|                    | How far is the site  | R = >800m   |
| Distance:          |                      |   |
| Railway<br>Station | from an existing or  | 2,680m ACF from centre of the site to Great Shelford Station. |
| JIAIIUH            | proposed train       | Sheliulu Station.   |
| Λοοοοο             | station?             | CDEEN - No conscitu / conscitution                            |
| Access             | Will it provide safe | GREEN = No capacity / access constraints                      |
|                    | access to the        | identified that cannot be fully mitigated.                    |
|                    | highway network,     | No consitu constraints identifications                        |
|                    | where there is       | No capacity constraints identified, safe                      |
| Na. C              | available capacity?  | access can be achieved.                                       |
| Non-Car            | Will it make the     | AMBER = No impacts  |
| Facilities         | transport network    |   |

| safe  | r for public      |  |  |
|-------|-------------------|--|--|
| trans | sport, walking    |  |  |
| or cy | cling facilities? |  |  |

| Site Information                                |                 |  |
|---|-----------------|--|
| Development Sequence                            | Employment Site |  |
| Site reference number(s): SCEM4                 |                 |  |
| Consultation Reference numbers:                 |                 |  |
| Site name/address: Land Adjacent Sawston Bypass |                 |  |

Мар:



**Site description:** Large site comprising a mix of agricultural and wooded land to the west of the Sawston bypass. Surrounded by arable land, with the Spicer's site located to the west and Sawston village to the south east.

Current use(s): Agricultural and woodland

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 3.7 ha.

Potential residential capacity: N/A

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

| Minerals            | Will it avoid the sterilisation of economic mineral reserves?  | GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact   |
|---------------------|--|--|
| Air Quality         | Would the development of the sites result in an adverse impact/worsening of air quality?   | AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.  Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Sawston bypass and the proposed development is of a significant size to have an impact on air quality. |
| AQMA                | Is the site within or<br>near to an AQMA,<br>the M11 or the<br>A14?  | GREEN = >1,000m of an AQMA, M11, or A14 10,424m ACF from edge of site to AQMA, 1,861m ACF from edge of site to M11, 8,274m ACF from edge of site to A14.   |
| Pollution           | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | GREEN = No adverse effects or capable of full mitigation   |
| Contamination       | Is there possible contamination on the site?   | GREEN = Site not within or adjacent to an area with a history of contamination   |
| Water               | Will it protect and where possible enhance the quality of the water environment?   | GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).  |
| BIODIVERSITY        |  | DED - Contains or is adiscent to an existing   |
| Designated<br>Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?  | RED = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts incapable of appropriate mitigation The Dernford Fen SSSI lies in the middle of the site.   |

|                | (Including  |                   |   |
|----------------|---|-------------------|---|
|                | International and                                     |                   |   |
|                | locally designated                                    |                   |   |
|                | sites)  |                   |   |
| Biodiversity   | Would   |                   | RED = Development would have a negative       |
|                | development   |                   | impact on existing features or network links  |
|                | reduce habitat  |                   | incapable of appropriate mitigation           |
|                | fragmentation,  |                   |   |
|                | enhance   |                   |   |
|                | native species, and                                   |                   |   |
|                | help deliver habitat                                  |                   |   |
|                | restoration (helping                                  |                   |   |
|                | to achieve  |                   |   |
|                | Biodiversity Action                                   |                   |   |
|                | Plan targets, and                                     |                   |   |
|                | maintain  |                   |   |
|                | connectivity  |                   |   |
|                | between green   |                   |   |
|                | infrastructure)?                                      |                   |   |
| TPO            | Are there trees on                                    |                   | RED = Development likely to have a            |
|                | site or immediately                                   |                   | significant adverse impact on the protected   |
|                | adjacent protected                                    |                   | trees incapable of appropriate mitigation     |
|                | by a Tree   |                   | The Dernford Fen SSSI, which is also          |
|                | Preservation Order                                    |                   | designated a Tree Preservation Order, lies    |
|                | (TPO)?  |                   | in the middle of the site.                    |
| Green          | Will it improve                                       |                   | AMBER = No significant opportunities or       |
| Infrastructure | access to wildlife                                    |                   | loss of existing green infrastructure capable |
|                | and green spaces,                                     |                   | of appropriate mitigation                     |
|                | through delivery of                                   |                   |   |
|                | and access to   |                   |   |
|                | green   |                   |   |
|                | infrastructure?                                       |                   |   |
|                | TOWNSCAPE AND C                                       | <u>ULTURAL HI</u> |   |
| Landscape      | Will it maintain and                                  |                   | RED = Significant negative impact on          |
|                | enhance the   |                   | landscape character, no satisfactory          |
|                | diversity and   |                   | mitigation measures possible.                 |
|                | distinctiveness of                                    |                   |   |
|                | landscape   |                   |   |
|                | character?  |                   |   |
| Townscape      | Will it maintain and                                  |                   | RED = Significant negative impact on          |
|                | enhance the   |                   | townscape character, no satisfactory          |
|                | diversity and   |                   | mitigation measures possible.                 |
|                | distinctiveness of                                    |                   |   |
|                | townscape   |                   |   |
|                | character, including                                  |                   |   |
|                | through   |                   |   |
|                | appropriate design                                    |                   |   |
|                | and scale of  |                   |   |
|                | development?  |                   |   |
| Green Belt     | What effect would                                     |                   | RED = Significant negative impact on          |
|                | the development of                                    |                   | Greenbelt purposes                            |
|                | this site have on                                     |                   |   |
|                | Green Belt  |                   |   |
|                | purposes?   |                   |   |
| Green beit     | the development of<br>this site have on<br>Green Belt |                   | · ·   |

| 11 %                  | Lyanu                        | LODEEN OF THE STATE OF THE STAT |
|-----------------------|------------------------------|--|
| Heritage              | Will it protect or           | GREEN = Site does not contain or adjoin  |
|                       | enhance sites,               | such buildings, sites or features, and there   |
|                       | features or areas of         | is no impact to the setting  |
|                       | historical,                  |  |
|                       | archaeological, or           |  |
|                       | cultural interest            |  |
|                       | (including                   |  |
|                       | conservation                 |  |
|                       | areas, listed                |  |
|                       | buildings,                   |  |
|                       | registered parks             |  |
|                       | and gardens and              |  |
|                       | scheduled                    |  |
|                       | monuments)?                  |  |
| CLIMATE CHA           |                              | <u> </u>   |
| Renewables            | Will it support the          | AMBER = Standard requirements for  |
| 1 COLIC WADIOS        | use of renewable             | renewables would apply   |
|                       | energy resources?            | remande madia apply  |
| Flood Risk            | Is site at flood risk?       | GREEN = Flood Zone 1 / low risk  |
| i ioou ixisk          | 15 Site at 11000 115K:       | GILLIN = 1 1000 ZOHE 1 / 10W HSK   |
|                       |                              |  |
| Ηυμαν Ηξαι            | │<br>  TH AND WELL BEING     |  |
| Open Space            | Will it increase the         | GREEN = Assumes minimum on-site  |
| Орен орасс            | quantity and quality         | provision to adopted plan standards is   |
|                       | of publically                | provided onsite  |
|                       | accessible open              | provided orisite   |
|                       | space?                       |  |
| Distance:             | How far is the               | GREEN = <1km or onsite provision   |
| Outdoor Sport         | nearest outdoor              | Site is not proposed for housing   |
| Facilities            | sports facilities?           | Site is not proposed for flodsling   |
| 1 dollitics           | sports radiities:            |  |
| Distance: Play        | How far is the               | GREEN = <400m or onsite provision  |
| Facilities            | nearest play space           | Site is not proposed for housing   |
| 1 dollitioo           | for children and             | One is not proposed for flodding   |
|                       | teenagers?                   |  |
|                       | toonagoro.                   |  |
| Gypsy &               | Will it provide for          | AMBER = No Impact  |
| Traveller             | the                          | '  |
|                       | accommodation                |  |
|                       | needs of Gypsies             |  |
|                       | and Travellers and           |  |
|                       | Travelling                   |  |
|                       | Showpeople?                  |  |
| Distance:             | How far is the site          | R = >800m  |
| Distance: District or | from the nearest             | 1. – 2.00m   |
| Local Centre          | District or Local            |  |
| Local Ocilie          | centre?                      |  |
| Distance: City        | How far is the site          | R = >800m  |
| Centre                | from edge of                 | IX = >000III   |
| Centre                | •                            |  |
|                       | defined Cambridge            |  |
| Distance: GP          | City Centre?  How far is the | R = >800m  |
| Service               | nearest health               | V = >000III  |
| Service               |                              |  |
|                       | centre or GP                 |  |

|                                       | service?   |   |
|---------------------------------------|--|---|
| Key Local<br>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<br>Facilities               | Will it encourage and enable engagement in community activities?   | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. |
| Integration with Existing Communities | How well would the development on the site integrate with existing communities?  | RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Remote site, located away from and poorly related to the built-up area of Sawston.               |
| ECONOMY                               | T  |   |
| Deprivation<br>(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 -<br>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 -<br>Land                  | Would development result in the loss of employment land, or deliver new employment land?   | G = No loss of employment land / allocation is for employment development   |
| Utilities                             | Will it improve the  | GREEN = Existing infrastructure likely to be  |

|  | level of investment                | sufficient  |
|--|------------------------------------|---|
|  | in key community                   |   |
|  | services and                       |   |
|  | infrastructure,                    |   |
|  | including                          |   |
|  | communications                     |   |
|  | infrastructure and                 |   |
|  | broadband?                         |   |
| Education  | Is there sufficient                | CDEEN Non residential development /   |
|  |                                    | GREEN= Non-residential development /  |
| Capacity   | education                          | surplus school places   |
|  | capacity?                          | Site is not proposed for housing  |
| Distance:  | How far is the                     | G = <400 m  |
| Primary  | nearest primary                    | Site is not proposed for housing  |
| School   | school?                            |   |
| Distance:  | How far is the                     | G = Within 1km (or site large enough to   |
| Secondary  | nearest secondary                  | provide new)  |
| School   | school?                            | Site is not proposed for housing  |
| TRANSPORT  | 00110011                           | end to their proposed for medeling  |
| Cycle Routes   | What type of cycle                 | RED = No cycling provision or a cycle lane  |
| Cycle Roules   | , ,,                               | less than 1.5m width with medium volume of  |
|  | routes are                         |   |
|  | accessible near to                 | traffic. Having to cross a busy junction with   |
|  | the site?                          | high cycle accident rate to access local  |
|  |                                    | facilities/school. Poor quality off road path.  |
| HQPT   | Is there High                      | AMBER = service meets requirements of   |
|  | Quality Public                     | high quality public transport in most but not   |
|  | Transport (at edge                 | all instances   |
|  | of site)?                          |   |
| Sustainable  | Scoring                            | AMBER = Score 10-14 from 4 criteria below   |
| Transport  | mechanism has                      | Total score 11  |
| Score (SCDC)   | been developed to                  | . 3.3 333. 3  |
| 00010 (0000)   | consider access to                 |   |
|  | and quality of                     |   |
|  |                                    |   |
|  | public transport,                  |   |
|  | and cycling. Scores                |   |
|  | determined by the                  |   |
|  | four criteria below.               |   |
| Distance: bus  |                                    |   |
| , ,  |                                    | RR= Beyond 1,000m (0)   |
| stop / rail  |                                    | RR= Beyond 1,000m (0)   |
| stop / rail<br>station   |                                    | RR= Beyond 1,000m (0)   |
| station  |                                    | , ,   |
| station<br>Frequency of  |                                    | RR= Beyond 1,000m (0) $G = 20 \text{ minute frequency (4)}$   |
| station Frequency of Public  |                                    | , ,   |
| station Frequency of Public Transport  |                                    | G = 20 minute frequency (4)   |
| station Frequency of Public Transport Public   |                                    | , ,   |
| station Frequency of Public Transport Public transport   |                                    | G = 20 minute frequency (4)   |
| station Frequency of Public Transport Public transport journey time to   |                                    | G = 20 minute frequency (4)   |
| station Frequency of Public Transport Public transport journey time to City Centre   |                                    | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for  |                                    | G = 20 minute frequency (4)   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City                          |                                    | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for  |                                    | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City                          | How far is the site                | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:         |                                    | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)  G = 5km to 10km (4)  R = >800m   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway | from an existing or                | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)  G = 5km to 10km (4)  R = >800m 2,248m ACF from centre of the site to Great |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:         | from an existing or proposed train | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)  G = 5km to 10km (4)  R = >800m   |
| station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway | from an existing or                | G = 20 minute frequency (4)  A = 31 to 40 minutes (3)  G = 5km to 10km (4)  R = >800m 2,248m ACF from centre of the site to Great |

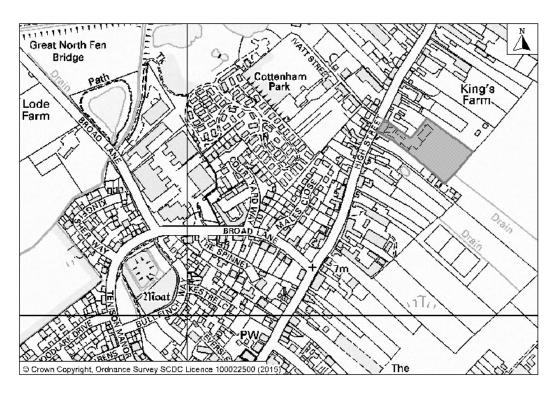
|            | access to the highway network, where there is available capacity? | identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. |
|------------|---|--|
| Non-Car    | Will it make the  | AMBER = No impacts   |
| Facilities | transport network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

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC021 |              |

Consultation Reference numbers: 21 (I&O 2012)

Site name/address: Land to the rear of 69 High Street, Cottenham

Map:



Site description: This relatively contained site lies to the east of Cottenham High Street, partly within and partly outside the village framework. The site comprises residential property fronting directly onto High Street and an area of lawn immediately to rear. A yard area lies behind with two large sheds together with hardstanding. An additional two smaller outbuildings are located along the southern boundary of the site. The remainder of the land to rear of the yard is informal grassland and trees, surrounded by a hedge beyond which is open countryside in agricultural use.

Current use(s): Residential property with garden, and yard with outbuildings to the rear.

Proposed use(s): 20 Dwellings

Site size (ha): South Cambridgeshire: 0.76 ha

Potential residential capacity: 21 dwellings at 30 dph

| LAND         |                   |  |
|--------------|-------------------|--|
| PDL          | Would             | AMBER = Partially on PDL                     |
|              | development make  | ·  |
|              | use of previously | Approximately 1/3 of the site is previously  |
|              | developed         | developed land - this includes a residential |
|              | land?             | property on the street frontage and the yard |
|              |                   | to the rear.                                 |
| Agricultural | Would             | GREEN = Neutral. Development would not       |

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| 1-          |
| t adjacent  |
| tion or     |
| d species,  |
| • ' )       |
|             |

|                | noturo               |                 | grannana Na ar nagligible impacta             |
|----------------|----------------------|-----------------|---|
|                | nature               |                 | greenspace. No or negligible impacts          |
|                | conservation         |                 |   |
|                | interest, and        |                 |   |
|                | geodiversity?        |                 |   |
|                | (Including           |                 |   |
|                | International and    |                 |   |
|                | locally designated   |                 |   |
|                | sites)               |                 |   |
| Biodiversity   | Would                |                 | AMBER = Development would have a              |
|                | development          |                 | negative impact on existing features or       |
|                | reduce habitat       |                 | network links but capable of appropriate      |
|                | fragmentation,       |                 | mitigation                                    |
|                | enhance              |                 | . 9   |
|                | native species, and  |                 | Assumptions for a neutral impact are that     |
|                | help deliver habitat |                 | existing features that warrant retention can  |
|                | restoration (helping |                 | be retained or appropriate mitigation will be |
|                | to achieve           |                 | achieved through the development process.     |
|                |                      |                 | achieved through the development process.     |
|                | Biodiversity Action  |                 |   |
|                | Plan targets, and    |                 |   |
|                | maintain             |                 |   |
|                | connectivity         |                 |   |
|                | between green        |                 |   |
|                | infrastructure?)     |                 |   |
| TPO            | Are there trees on   |                 | GREEN = Site does not contain or adjoin       |
|                | site or immediately  |                 | any protected trees                           |
|                | adjacent protected   |                 |   |
|                | by a Tree            |                 |   |
|                | Preservation Order   |                 |   |
|                | (TPO)?               |                 |   |
| Green          | Will it improve      |                 | AMBER = No significant opportunities or       |
| Infrastructure | access to wildlife   |                 | loss of existing green infrastructure capable |
|                | and green spaces,    |                 | of appropriate mitigation                     |
|                | through delivery of  |                 | 3   |
|                | and access to        |                 | Neutral impact (existing features retained,   |
|                | green                |                 | or appropriate mitigation possible).          |
|                | infrastructure?      |                 | Assumptions for a neutral impact include      |
|                | iiiiastiucture:      |                 | that appropriate design and mitigation        |
|                |                      |                 | measures would be achieved through the        |
|                |                      |                 | <u> </u>                                      |
| LANDSCADE      | TOWNSCAPE AND C      | III TIID AI LII | development process.                          |
|                |                      | OLI UKAL HI     | AMBER = negative impact on landscape          |
| Landscape      | Will it maintain and |                 |   |
|                | enhance the          |                 | character, incapable of mitigation.           |
|                | diversity and        |                 | Miner Name Const. (175)                       |
|                | distinctiveness of   |                 | Minor Negative Impact (Development            |
|                | townscape            |                 | conflicts with landscape character, minor     |
|                | character, including |                 | negative impacts incapable of mitigation) -   |
|                | through              |                 | loss of significant green backdrop.           |
|                | appropriate design   |                 |   |
|                | and scale of         |                 |   |
|                | development?         |                 |   |
| Townscape      | Will it maintain and |                 | RED = Significant negative impact on          |
|                | enhance the          |                 | townscape character, no satisfactory          |
|                | diversity and        |                 | mitigation measures possible.                 |
|                | distinctiveness of   |                 | ganon medeanos possibio                       |
|                | aloui louvoi logg Ol |                 |   |

|  | 1  |  |
|--|--|--|
| 0 5. !!                                  | townscape<br>character?  | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop. |
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?                                | GREEN = No impact or Minor positive impact on Green Belt purposes  |
| Heritage                                 | Will it protect or<br>enhance sites,<br>features or areas of<br>historical,<br>archaeological, or<br>cultural interest | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation  |
|  | (including conservation areas, listed buildings, registered parks and gardens and scheduled                            | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - site is within the Conservation Area and close to several Grade II Listed Buildings along High Street. Loss of green backdrop will have a significant impact on their setting.   |
|  | monuments)?  | UPDATE: Score changed from Amber to red as the SHLAA assessment records that it will not be possible to mitigate impacts on the historic environment.  |
| <b>CLIMATE CHAI</b>                      | NGE  |  |
| Renewables                               | Will it support the use of renewable energy resources?   | AMBER = Standard requirements for renewables would apply   |
| Flood Risk                               | Is site within at flood risk?  | GREEN = Flood Zone 1 / low risk  |
|  |  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  | TH AND WELL BEING  | CDEEN Assumes minimum on site  |
| Open Space                               | Will it increase the quantity and quality of publically accessible open space?   | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite   |
| Distance:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?  | AMBER = 1-3km  1.2km ACF from centre of the site to Cottenham Recreation Ground.   |
| Distance: Play<br>Facilities             | How far is the nearest play space for children and teenagers?  | RED =>800m  1,113m ACF from centre of the site to Cottenham Recreation Ground.   |
| Gypsy &<br>Traveller                     | Will it provide for the  | AMBER = No Impact  |

|                | ı                                      |   |
|----------------|--|---|
|                | accommodation                          |   |
|                | needs of Gypsies                       |   |
|                | and Travellers and                     |   |
|                | Travelling                             |   |
|                | Showpeople?                            |   |
| Distance:      | How far is the site                    | A =400 - 800m   |
| District or    | from the nearest                       | 700 m from the control of the city to a maint   |
| Local Centre   | District or Local centre?              | 738m from the centre of the site to a point along the High Street / B1049. Services and |
|                | Cermer                                 | facilities run a long way along Cottenham   |
|                |  | High Street.  |
| Distance: City | How far is the site                    | R =>800m  |
| Centre         | from edge of                           | 1 = 2 000 m   |
|                | defined Cambridge                      |   |
|                | City Centre?                           |   |
|                |  |   |
| Distance: GP   | How far is the                         | A =400 - 800m   |
| Service        | nearest health                         |   |
|                | centre or GP                           | 613m ACF from centre of site to the   |
|                | service?                               | Cottenham Surgery.  |
| Key Local      | Will it improve                        | AMBER = No impact on facilities (or   |
| Facilities     | quality and range                      | satisfactory mitigation proposed).  |
|                | of key local                           |   |
|                | services and                           | No facilities lost, and no new facilities   |
|                | facilities including                   | proposed directly as a result of the  |
|                | health, education                      | development.  |
|                | and leisure (shops, post offices, pubs |   |
|                | etc?)                                  |   |
| Community      | Will it encourage                      | GREEN = Development would not lead to   |
| Facilities     | and enable                             | the loss of any community facilities or   |
|                | engagement in                          | replacement /appropriate mitigation possible  |
|                | community                              |   |
|                | activities?                            | No facilities lost, and no new facilities   |
|                |  | proposed directly as a result of the  |
|                |  | development.  |
| Integration    | How well would the                     | GREEN = Good scope for integration with   |
| with Existing  | development on                         | existing communities / of sufficient scale to   |
| Communities    | the site integrate                     | create a new community.   |
|                | with existing communities?             |   |
| ECONOMY        | COMMUNICO!                             |   |
| Deprivation    | Does it address                        | AMBER = Not within or adjacent to the 40%   |
| (Cambridge)    | pockets of income                      | most deprived Super Output Areas within   |
| (23            | and employment                         | Cambridge according to the Index of   |
|                | deprivation                            | Multiple Deprivation 2010.  |
|                | particularly in                        |   |
|                | Abbey Ward and                         |   |
|                | Kings Hedges?                          |   |
|                | Would allocation                       |   |
|                | result in                              |   |
|                | development in                         |   |
|                | deprived wards of                      |   |
|                | Cambridge?                             |   |

| Shopping                      | Will it protect the shopping  | GREEN = No effect or would support the vitality and viability of existing centres   |
|-------------------------------|---|---|
|                               | hierarchy,<br>supporting the<br>vitality and viability<br>of Cambridge,<br>town, district and<br>local centres? | Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.   |
| Employment -<br>Accessibility | How far is the nearest main   | RED = >3km  |
| Accessionity                  | employment centre?  | 5.8km ACF from centre of site to South<br>Cambridgeshire 006D (Histon, including<br>Vision Park)  |
| Employment -<br>Land          | Would development result in the loss of employment land,  | A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).   |
|                               | or deliver new employment land?   | Assumption that the yard is in use for business use, which would mean that development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.   |
| Utilities                     | Will it improve the level of investment in key community  | GREEN = Existing infrastructure likely to be sufficient   |
|                               | services and infrastructure, including communications infrastructure and broadband?                             | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| Education<br>Capacity         | Is there sufficient education capacity?   | RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  |
|                               |   | UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school.  (Score changed from Green to Red.)   |
| Distance:<br>Primary          | How far is the nearest primary  | R =>800m  |
| School                        | school?   | 1,058m ACF from centre of site to Cottenham Primary School.   |
| Distance:                     | How far is the  | A =1 to 3 km  |
| Secondary<br>School           | nearest secondary school?   | 1.3km ACF from centre of site to Cottenham Village College.   |
| TRANSPORT                     | ,   |   |

| Cycle Routes  | What type of cycle routes are accessible near to the site?   | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling |
|---|--|---|
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | facilities.  AMBER = service meets requirements of high quality public transport in most but not all instances  |
| Sustainable<br>Transport<br>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<br>stop / rail<br>station               |  | A = Within 800m (3)  88m ACF from the centre of the site to the nearest bus stop (X8).  692m ACF from the centre of the site to the nearest bus stop (Citi 8).  |
| Frequency of<br>Public<br>Transport                   |  | G = 20 minute frequency (4)  X8 - less than hourly service.  Citi 8 - 20 Minute Service.  |
| Public<br>transport<br>journey time to<br>City Centre |  | A = 31 to 40 minutes (3)  X8 - 34 Minutes from Cottenham to Cambridge.  Citi 8 - 37 Minutes from Cottenham to Cambridge.  |
| Distance for cycling to City Centre                   |  | G = 5km to 10km (4)  9.83km ACF from the centre of the site to Cambridge Market.  |
| Distance:<br>Railway<br>Station                       | How far is the site from an existing or proposed train   | R = >800m<br>5,707m ACF from centre of the site to  |

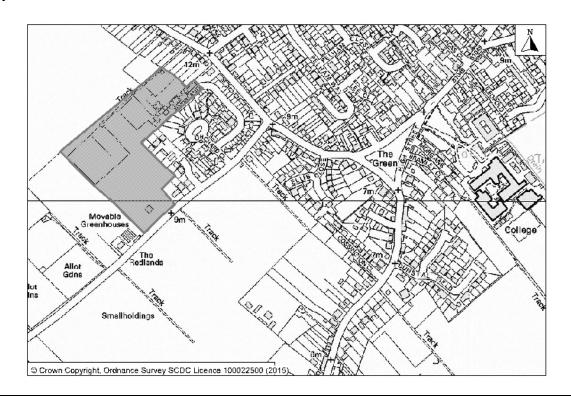
|                       | station?  | Waterbeach Station.  |  |
|-----------------------|---|--|--|
| Access                | Will it provide safe access to the highway network, where there is available capacity?        | GREEN = No capacity / access identified that cannot be fully mi  No capacity constraints identifie access can be achieved. No cap constraints identified, safe acceachieved. Assumption is that a first proportion of trips might reason accommodated by the A14, but on the county's network could relocalised diversionary trips on the M11 and this in turn may limit the of these routes to accommodated development. Conversely, these settlements are reasonably likel to be served by public transport motorised modes. | d, safe cacity ss can be cairly large ably be limitations esult in le A14 and e capacity e new ey to be able |
| Non-Car<br>Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts   |  |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC260 |              |

Consultation Reference numbers: 22 (I&O 2012)

Site name/address: Land at Oakington Road, Cottenham

Map:



Site description: The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use. and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.

Note: the site has also been submitted as part of a larger site – as site 113.

Current use(s): Paddock / Arable Land

Proposed use(s): 100+ dwellings

Site size (ha): South Cambridgeshire: 4.90 ha

Potential residential capacity: 110 dwellings (30 dph)

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

|               | 1                     |   |
|---------------|-----------------------|---|
|               | to the loss of the    | Minor loss of best and most versatile           |
|               | best and most         | agricultural land (Grades 1 and 2) - small      |
|               | versatile             | site but all Grade 1                            |
|               | agricultural land?    |   |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or      |
| Willioralo    | sterilisation of      | safeguarded area.                               |
|               |                       | Saleguarded area.                               |
|               | economic mineral      |   |
|               | reserves?             |   |
| POLLUTION     |                       |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced             |
|               | development of the    | impact  |
|               | sites result in an    | ·   |
|               | adverse               | Development unlikely to impact on air           |
|               | impact/worsening      | quality. Site lies in an area where air quality |
|               | of air quality?       | acceptable.                                     |
| A O N A A     |                       |   |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or             |
|               | near to an AQMA,      | A14   |
|               | the M11 or the        |   |
|               | A14?                  |   |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of              |
|               | Odour, light noise    | adequate mitigation                             |
|               | and vibration         | , ,   |
|               | problems if the site  | Development compatible with neighbouring        |
|               | is developed, as a    | uses. Some minor to moderate additional         |
|               | receptor or           |   |
|               | · -                   | road traffic noise generation impact on         |
|               | generator             | existing residential due to development         |
|               | (including            | related car movements but dependent on          |
|               | compatibility with    | location of site entrance.                      |
|               | neighbouring          |   |
|               | uses)?                |   |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an       |
|               | contamination on      | area with a history of contamination            |
|               | the site?             |   |
| Water         | Will it protect and   | GREEN = No impact / Capable of full             |
| vvatci        | where possible        | mitigation                                      |
|               | -                     | Initigation                                     |
|               | enhance the quality   |   |
|               | of the water          | Assumptions for a neutral impact are that       |
|               | environment?          | appropriate standards and pollution control     |
|               |                       | measures will achieved through the              |
|               |                       | development process, e.g. as part of            |
|               |                       | Sustainable Drainage Systems (Suds).            |
| BIODIVERSITY  | •                     |   |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent       |
| Sites         | protected species     | to designated for nature conservation or        |
| 3.1.00        | and protect sites     | recognised as containing protected species,     |
|               | •                     |   |
|               | designated for        | or local area will be developed as              |
|               | nature                | greenspace. No or negligible impacts            |
|               | conservation          |   |
|               | interest, and         |   |
|               | geodiversity?         |   |
|               | (Including            |   |
|               | International and     |   |
|               | locally designated    |   |
|               |                       |   |
|               | sites)                |   |

| Piodivoroity   | Would                               |           | AMPER - Dovolonment would have a   |
|----------------|-------------------------------------|-----------|--|
| Biodiversity   |                                     |           | AMBER = Development would have a   |
|                | development reduce habitat          |           | negative impact on existing features or network links but capable of appropriate |
|                |                                     |           |  |
|                | fragmentation,                      |           | mitigation   |
|                | enhance                             |           | Assumptions for a noutral impost are that  |
|                | native species, and                 |           | Assumptions for a neutral impact are that  |
|                | help deliver habitat                |           | existing features that warrant retention can                                     |
|                | restoration (helping to achieve     |           | be retained or appropriate mitigation will be                                    |
|                |                                     |           | achieved through the development process.  |
|                | Biodiversity Action                 |           |  |
|                | Plan targets, and                   |           |  |
|                | maintain                            |           |  |
|                | connectivity                        |           |  |
|                | between green                       |           |  |
| TPO            | infrastructure)? Are there trees on |           | CDEEN Site does not contain or adjain  |
| 110            |                                     |           | GREEN = Site does not contain or adjoin  |
|                | site or immediately                 |           | any protected trees  |
|                | adjacent protected                  |           |  |
|                | by a Tree Preservation Order        |           |  |
|                | (TPO)?                              |           |  |
| Green          | Will it improve                     |           | AMBER = No significant opportunities or  |
| Infrastructure | access to wildlife                  |           | loss of existing green infrastructure capable                                    |
|                | and green spaces,                   |           | of appropriate mitigation  |
|                | through delivery of                 |           |  |
|                | and access to                       |           | Neutral impact (existing features retained,                                      |
|                | green                               |           | or appropriate mitigation possible).   |
|                | infrastructure?                     |           | Assumptions for a neutral impact include   |
|                |                                     |           | that appropriate design and mitigation   |
|                |                                     |           | measures would be achieved through the   |
|                |                                     |           | development process.   |
|                | TOWNSCAPE AND C                     | ULTURAL H |  |
| Landscape      | Will it maintain and                |           | AMBER = negative impact on landscape   |
|                | enhance the                         |           | character, incapable of mitigation.  |
|                | diversity and                       |           |  |
|                | distinctiveness of                  |           | Minor Negative Impact (Development   |
|                | landscape                           |           | conflicts with landscape character, minor  |
|                | character?                          |           | negative impacts incapable of mitigation) -                                      |
|                |                                     |           | The site is very exposed to views across the                                     |
|                |                                     |           | flat, arable land of the Green Belt to the                                       |
|                |                                     |           | south, which is open to the Oakington Road                                       |
|                |                                     |           | frontage. The site has a rural character, and                                    |
|                |                                     |           | creates a soft edge at this entrance to the                                      |
|                |                                     |           | village. Development of this site, with its                                      |
|                |                                     |           | long plot depth would result in a cul-de-sac                                     |
|                |                                     |           | that is out of character with the rest of  |
|                |                                     |           | Cottenham and thus have a detrimental  |
|                |                                     |           | impact on the character of this linear   |
| Townscana      | Will it maintain and                |           | approach to the village.  AMBER = negative impact on townscape                   |
| Townscape      | enhance the                         |           | ·  |
|                |                                     |           | character, incapable of mitigation.  |
|                | diversity and distinctiveness of    |           | Minor Negative Impact (dayslenment   |
|                | townscape                           |           | Minor Negative Impact (development conflicts with townscape character, minor     |
|                | 1 townsons                          |           |  |

|                     | character, including   |  | negative impacts incapable of mitigation) -   |
|---------------------|------------------------|--|---|
|                     | through                |  | incompatible with linear street pattern       |
|                     | appropriate design     |  | characteristic of approach roads into         |
|                     | and scale of           |  | Cottenham.                                    |
|                     | development?           |  |   |
| Green Belt          | What effect would      |  | GREEN = No impact or Minor positive           |
|                     | the development of     |  | impact on Green Belt purposes                 |
|                     | this site have on      |  |   |
|                     | Green Belt             |  |   |
|                     | purposes?              |  |   |
| Heritage            | Will it protect or     |  | GREEN = Site does not contain or adjoin       |
|                     | enhance sites,         |  | such buildings, sites or features, and there  |
|                     | features or areas of   |  | is no impact to the setting                   |
|                     | historical,            |  |   |
|                     | archaeological, or     |  | Neutral impact (existing features retained,   |
|                     | cultural interest      |  | or appropriate mitigation possible).          |
|                     | (including             |  | Archaeological potential will require further |
|                     | conservation           |  | information but the assumption for a neutral  |
|                     | areas, listed          |  | impact is that it is likely appropriate       |
|                     | buildings,             |  | mitigation can be achieved through the        |
|                     | registered parks       |  | development process.                          |
|                     | and gardens and        |  |   |
|                     | scheduled              |  |   |
|                     | monuments)?            |  |   |
| <b>CLIMATE CHAI</b> | NGE                    |  |   |
| Renewables          | Will it support the    |  | AMBER = Standard requirements for             |
|                     | use of renewable       |  | renewables would apply                        |
|                     | energy resources?      |  |   |
| Flood Risk          | Is site at flood risk? |  | GREEN = Flood Zone 1 / low risk               |
| HUMAN HEALT         | │<br>ΓH AND WELL BEING | <u>                                     </u> | <u> </u>                                      |
| Open Space          | Will it increase the   |  | GREEN = Assumes minimum on-site               |
| op and op and a     | quantity and quality   |  | provision to adopted plan standards is        |
|                     | of publically          |  | provided onsite                               |
|                     | accessible open        |  | F 10 1100 0 11010                             |
|                     | space?                 |  | Neutral impact (existing features retained or |
|                     |                        |  | appropriate mitigation).                      |
| Distance:           | How far is the         |  | GREEN = <1km or onsite provision              |
| Outdoor Sport       | nearest outdoor        |  |   |
| Facilities          | sports facilities?     |  | 0.6km ACF from centre of the site to          |
| <del>-</del>        |                        |  | Cottenham Recreation Ground.                  |
| Distance: Play      | How far is the         |  | AMBER = 400 -800m                             |
| Facilities          | nearest play space     |  |   |
|                     | for children and       |  | 653m ACF from centre of the site to           |
|                     | teenagers?             |  | Cottenham Recreation Ground.                  |
| Gypsy &             | Will it provide for    |  | AMBER = No Impact                             |
| Traveller           | the                    |  | 72_1  |
|                     | accommodation          |  |   |
|                     | needs of Gypsies       |  |   |
|                     | and Travellers and     |  |   |
|                     | Travelling             |  |   |
|                     | Showpeople?            |  |   |
| Distance:           | How far is the site    |  | R = >800m                                     |
| District or         | from the nearest       |  |   |
|                     |                        |  |   |

| Local Centre                          | District or Local centre?  | 1,001m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.  |
|---------------------------------------|--|---|
| Distance: City<br>Centre              | How far is the site from edge of defined Cambridge City Centre?  | R = >800m   |
| Distance: GP<br>Service               | How far is the nearest health centre or GP service?  | R =>800m  1,077m ACF from centre of site to The Cottenham Surgery.  |
| Key Local<br>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<br>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<br>(Cambridge)            | Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  |
| Shopping                              | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and   | GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. |

|                 | local centres?                |  |
|-----------------|-------------------------------|--|
| Employment -    | How far is the                | RED = >3km   |
| Accessibility   | nearest main                  | NEB = 20Mil  |
| 7 1000001111111 | employment                    | 4.3km ACF from centre of site to South   |
|                 | centre?                       | Cambridgeshire 006D (Histon, including   |
|                 |                               | Vision Park)   |
| Employment -    | Would                         | G = No loss of employment land / allocation  |
| Land            | development result            | is for employment development  |
|                 | in the loss of                |  |
|                 | employment land,              |  |
|                 | or deliver new                |  |
|                 | employment land?              |  |
| Utilities       | Will it improve the           | GREEN = Existing infrastructure likely to be   |
|                 | level of investment           | sufficient   |
|                 | in key community              |  |
|                 | services and                  | Development can use existing capacity in   |
|                 | infrastructure,               | utilities infrastructure. However, there is  |
|                 | including                     | insufficient spare mains water capacity  |
|                 | communications                | within the distribution zone to supply the   |
|                 | infrastructure and broadband? | number of proposed properties which could arise if all the SHLAA sites within the zone |
|                 | broadbarid?                   | were to be developed. The sewerage   |
|                 |                               | network is approaching capacity and will   |
|                 |                               | require investigation and possibly mitigation.   |
| Education       | Is there sufficient           | RED = School capacity not sufficient,  |
| Capacity        | education                     | constraints cannot be appropriately  |
| Capacity        | capacity?                     | mitigated.   |
|                 | capacity.                     | Tinagatoa.   |
|                 |                               | UPDATE: The SHLAA update records that  |
|                 |                               | there is no capacity to further extend the   |
|                 |                               | primary school. Development of this scale  |
|                 |                               | would not be sufficient to deliver a new   |
|                 |                               | primary school.  |
|                 |                               | (Score changed from Green to Red.)   |
| Distance:       | How far is the                | A = 400 - 800m   |
| Primary         | nearest primary               |  |
| School          | school?                       | 630m ACF from centre of site to Cottenham  |
|                 |                               | Primary School.  |
| Distance:       | How far is the                | G = Within 1km (or site large enough to  |
| Secondary       | nearest secondary             | provide new)   |
| School          | school?                       |  |
|                 |                               | 0.8km ACF from centre of site to Cottenham   |
| TDANODOST       |                               | Village College.   |
| TRANSPORT       | Mhattus af acal-              | DED. No eveline provision on a sucle land  |
| Cycle Routes    | What type of cycle            | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of  |
|                 | routes are                    |  |
|                 | accessible near to the site?  | traffic. Having to cross a busy junction with high cycle accident rate to access local |
|                 | נוום אום!                     | facilities/school. Poor quality off road path.   |
|                 |                               | rasiniles/scriooi. Fooi quanty on toau patri.  |
|                 |                               | The only cycle route in Cottenham is along   |
|                 |                               | Histon Road towards Cambridge. This  |
|                 |                               | comprises a mix of on- and off-road  |
|                 |                               | provision, of variable quality. It is a heavily  |
|                 |                               | provident, or variable quality. It is a meaning  |

|                           |                                 | trafficked route with a mix of traffic speeds.              |
|---------------------------|---------------------------------|---|
|                           |                                 | Provision or contribution from this site would              |
|                           |                                 | result in only minor improvement to cycling                 |
| LIODT                     | 1 4 12 1                        | facilities.   |
| HQPT                      | Is there High                   | AMBER = service meets requirements of                       |
|                           | Quality Public                  | high quality public transport in most but not all instances |
|                           | Transport (at edge of site)?    | all instances   |
| Sustainable               | Scoring                         | GREEN = Score 15-19 from 4 criteria below                   |
| Transport                 | mechanism has                   | SKEER = SOOIS TO TO HOM T SHIGHT BOIST                      |
| Score (SCDC)              | been developed to               | Total score of 17   |
| ,                         | consider access to              |   |
|                           | and quality of                  |   |
|                           | public transport,               |   |
|                           | and cycling. Scores             |   |
|                           | determined by the               |   |
|                           | four criteria below.            |   |
| Dieterasarlaria           |                                 | CC Within 400 (0)   |
| Distance: bus stop / rail |                                 | GG = Within 400m (6)  |
| station                   |                                 | 364m ACF from the centre of the site to the                 |
| otation                   |                                 | nearest bus stop.   |
| Frequency of              |                                 | G = 20 minute frequency (4)                                 |
| Public                    |                                 | , , ,   |
| Transport                 |                                 |   |
| Public                    |                                 | A = 31 to 40 minutes (3)                                    |
| transport                 |                                 |   |
| journey time to           |                                 | 37 Minutes from Cottenham to Cambridge.                     |
| City Centre Distance for  |                                 | C - 5km to 10km (1)   |
| cycling to City           |                                 | G = 5km to 10km (4)   |
| Centre                    |                                 | 8.64km ACF from the centre of the site to                   |
| Commo                     |                                 | Cambridge Market.   |
| Distance:                 | How far is the site             | R = >800m   |
| Railway                   | from an existing or             |   |
| Station                   | proposed train                  | 6,197m ACF from centre of the site to                       |
|                           | station?                        | Waterbeach Station.   |
| Access                    | Will it provide safe            | GREEN = No capacity / access constraints                    |
|                           | access to the                   | identified that cannot be fully mitigated.                  |
|                           | highway network, where there is | No capacity constraints identified, safe                    |
|                           | available capacity?             | access can be achieved. Assumption is that                  |
|                           | available capacity!             | a fairly large proportion of trips might                    |
|                           |                                 | reasonably be accommodated by the A14,                      |
|                           |                                 | but limitations on the county's network could               |
|                           |                                 | result in localised diversionary trips on the               |
|                           |                                 | A14 and M11 and this in turn may limit the                  |
|                           |                                 | capacity of these routes to accommodate                     |
|                           |                                 | new development. Conversely, these                          |
|                           |                                 | settlements are reasonably likely to be able                |
|                           |                                 | to be served by public transport or non-                    |
| Non-Car                   | Will it make the                | motorised modes.  AMBER = No impacts                        |
| Facilities                | transport network               | AIVIDEN = NO IIIIPACIS                                      |
| i dominos                 | Lansport Hetwork                |   |

| safer for public       |  |
|------------------------|--|
| transport, walking     |  |
| or cycling facilities? |  |

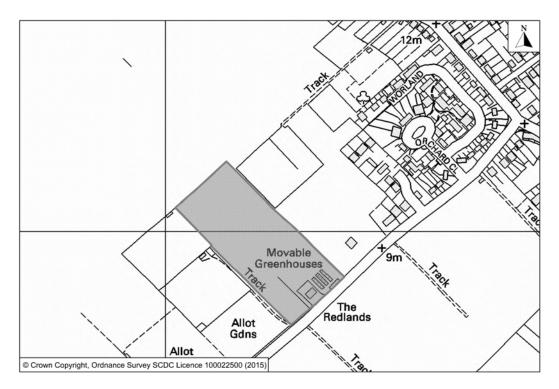
| Site Information     |              |
|----------------------|--------------|
| Development Sequence | Rural Centre |
| 0:4 6                |              |

Site reference number(s): SC003

Consultation Reference numbers:23 (I&O 2012)

Site name/address: The Redlands, Oakington Road, Cottenham

Map:



**Site description:** This relatively contained site is located to the south west of Cottenham, slightly adrift of the edge of the village and outside the village framework. The land is currently has one residential property towards the front of the site together with buildings associated with the former market garden smallholding. The business use ceased in 1996 and the glasshouses were subsequently removed, but some outbuildings remain on the road frontage. The remainder of the site is grassland.

Note: the site has also been submitted as part of a larger site – as site 113

Current use(s): Residential and part of the site was formerly used for market gardening (ceased 1996)

Proposed use(s): Residential development

Note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential.

Site size (ha): South Cambridgeshire: 2.87 ha

Potential residential capacity: Site capacity 65 dwellings (30dph)

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

|               | developed                  |  |
|---------------|----------------------------|--|
|               | land?                      |  |
| Agricultural  | Would                      | AMBER = Minor loss of grade 1 and 2 land   |
| Land          | development lead           | 7 ting 2 ft 1 times rese or grade it and 2 tand                                  |
| _00           | to the loss of the         | Minor loss of best and most versatile  |
|               | best and most              | agricultural land (Grades 1 and 2) - small                                       |
|               | versatile                  | site but all Grade 1.  |
|               | agricultural land?         |  |
| Minerals      | Will it avoid the          | GREEN = Site is not within an allocated or                                       |
|               | sterilisation of           | safeguarded area.  |
|               | economic mineral           |  |
|               | reserves?                  |  |
| POLLUTION     | 1                          |  |
| Air Quality   | Would the                  | GREEN = Minimal, no impact, reduced  |
| •             | development of the         | impact   |
|               | sites result in an         | ·  |
|               | adverse                    | Development unlikely to impact on air  |
|               | impact/worsening           | quality. Site lies in an area where air quality                                  |
|               | of air quality?            | acceptable.  |
| AQMA          | Is the site within or      | GREEN = >1,000m of an AQMA, M11, or  |
|               | near to an AQMA,           | A14  |
|               | the M11 or the             |  |
|               | A14?                       |  |
| Pollution     | Are there potential        | AMBER = Adverse impacts capable of   |
|               | Odour, light noise         | adequate mitigation  |
|               | and vibration              |  |
|               | problems if the site       | Development compatible with neighbouring   |
|               | is developed, as a         | uses. Some minor to moderate additional  |
|               | receptor or                | road traffic noise generation impact on  |
|               | generator                  | existing residential due to development  |
|               | (including                 | related car movements but dependent on   |
|               | compatibility with         | location of site entrance.   |
|               | neighbouring               |  |
| Contomination | uses)?                     | AMPED Cita partially within ar adjacent to                                       |
| Contamination | Is there possible          | AMBER = Site partially within or adjacent to                                     |
|               | contamination on the site? | an area with a history of contamination, or                                      |
|               | the site?                  | capable of remediation appropriate to proposed development (potential to achieve |
|               |                            | benefits subject to appropriate mitigation)                                      |
|               |                            | benefits subject to appropriate mitigation)                                      |
|               |                            | A small part of the site was formerly used                                       |
|               |                            | for market gardening and may have  |
|               |                            | contaminated land. Potential for minor   |
|               |                            | benefits through remediation of minor  |
|               |                            | contamination.   |
| Water         | Will it protect and        | GREEN = No impact / Capable of full  |
|               | where possible             | mitigation   |
|               | enhance the quality        |  |
|               | of the water               | Assumptions for a neutral impact are that  |
|               | environment?               | appropriate standards and pollution control                                      |
|               |                            | measures will achieved through the   |
|               |                            | development process, e.g. as part of   |
|               |                            | Sustainable Drainage Systems (Suds).   |
| BIODIVERSITY  | 7                          |  |

| Designated     | Will it conserve      |               | GREEN = Does not contain, is not adjacent                                     |
|----------------|-----------------------|---------------|---|
| Sites          | protected species     |               | to designated for nature conservation or                                      |
| Ones           | and protect sites     |               | recognised as containing protected species,                                   |
|                | designated for        |               | or local area will be developed as  |
|                | 1 9                   |               | •   |
|                | nature                |               | greenspace. No or negligible impacts  |
|                | conservation          |               |   |
|                | interest, and         |               |   |
|                | geodiversity?         |               |   |
|                | (Including            |               |   |
|                | International and     |               |   |
|                | locally designated    |               |   |
|                | sites)                |               |   |
| Biodiversity   | Would                 |               | AMBER = Development would have a  |
|                | development           |               | negative impact on existing features or                                       |
|                | reduce habitat        |               | network links but capable of appropriate                                      |
|                | fragmentation,        |               | mitigation  |
|                | enhance               |               |   |
|                | native species, and   |               | Assumptions for a neutral impact are that                                     |
|                | help deliver habitat  |               | existing features that warrant retention can                                  |
|                | restoration (helping  |               | be retained or appropriate mitigation will be                                 |
|                | to achieve            |               | achieved through the development process.                                     |
|                | Biodiversity Action   |               | д д <sub>д</sub>  |
|                | Plan targets, and     |               |   |
|                | maintain              |               |   |
|                | connectivity          |               |   |
|                | between green         |               |   |
|                | infrastructure?)      |               |   |
| TPO            | Are there trees on    |               | GREEN = Site does not contain or adjoin                                       |
|                | site or immediately   |               | any protected trees   |
|                | adjacent protected    |               | , in processes in 500   |
|                | by a Tree             |               |   |
|                | Preservation Order    |               |   |
|                | (TPO)?                |               |   |
| Green          | Will it improve       |               | AMBER = No significant opportunities or                                       |
| Infrastructure | access to wildlife    |               | loss of existing green infrastructure capable                                 |
| Imastractare   | and green spaces,     |               | of appropriate mitigation   |
|                | through delivery of   |               | or appropriate miligation   |
|                | and access to         |               | Noutral impact (existing factures retained                                    |
|                |                       |               | Neutral impact (existing features retained,                                   |
|                | green infrastructure? |               | or appropriate mitigation possible). Assumptions for a neutral impact include |
|                | minastructure?        |               |   |
|                |                       |               | that appropriate design and mitigation  |
|                |                       |               | measures would be achieved through the  |
| LANDOGADE      | TOWNSOADE AND S       | III TUDA: ::: | development process.  |
|                | TOWNSCAPE AND C       | ULTUKAL HI    |   |
| Landscape      | Will it maintain and  |               | GREEN = No impact (generally compatible,                                      |
|                | enhance the           |               | or capable of being made compatible with                                      |
|                | diversity and         |               | local landscape character, or provide minor                                   |
|                | distinctiveness of    |               | improvements)   |
|                | landscape             |               |   |
|                | character?            |               | Neutral impact (generally compatible, or                                      |
|                |                       |               | capable of being made compatible with local                                   |
|                |                       |               | landscape character). Assumptions for a                                       |
|                |                       |               | neutral impact include that appropriate                                       |
|                |                       |               | design and mitigation measures would be                                       |

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

|                | accommodation                     |  |   |  |  |
|----------------|-----------------------------------|--|---|--|--|
|                | needs of Gypsies                  |  |   |  |  |
|                | and Travellers and                |  |   |  |  |
|                | Travelling                        |  |   |  |  |
| D: /           | Showpeople?                       |  | B 000   |  |  |
| Distance:      | How far is the site               |  | R =>800m                                      |  |  |
| District or    | from the nearest                  |  | 4.407 ( )                                     |  |  |
| Local Centre   | District or Local                 |  | 1,107m from the centre of the site to a point |  |  |
|                | centre?                           |  | along the High Street / B1049. Services and   |  |  |
|                |                                   |  | facilities run a long way along Cottenham     |  |  |
| Distance: City | How far is the site               |  | High Street. R =>800m                         |  |  |
| Centre         | from edge of                      |  | K =>000III                                    |  |  |
| Centre         | defined Cambridge                 |  |   |  |  |
|                | City Centre?                      |  |   |  |  |
|                | Oity Ochire:                      |  |   |  |  |
| Distance: GP   | How far is the                    |  | R =>800m                                      |  |  |
| Service        | nearest health                    |  |   |  |  |
|                | centre or GP                      |  | 1,188m ACF from centre of site to the         |  |  |
|                | service?                          |  | Cottenham Surgery.                            |  |  |
| Key Local      | Will it improve                   |  | AMBER = No impact on facilities (or           |  |  |
| Facilities     | quality and range                 |  | satisfactory mitigation proposed).            |  |  |
|                | of key local                      |  |   |  |  |
|                | services and                      |  | No facilities lost, and no new facilities     |  |  |
|                | facilities including              |  | proposed directly as a result of the          |  |  |
|                | health, education                 |  | development.                                  |  |  |
|                | and leisure (shops,               |  |   |  |  |
|                | post offices, pubs                |  |   |  |  |
| Community      | etc?) Will it encourage           |  | GREEN = Development would not lead to         |  |  |
| Facilities     | and enable                        |  | the loss of any community facilities or       |  |  |
| 1 dollities    | engagement in                     |  | replacement /appropriate mitigation possible  |  |  |
|                | community                         |  | Topiacoment/appropriate magation possible     |  |  |
|                | activities?                       |  | No facilities lost, and no new facilities     |  |  |
|                |                                   |  | proposed directly as a result of the          |  |  |
|                |                                   |  | development.                                  |  |  |
| Integration    | How well would the                |  | AMBER = Adequate scope for integration        |  |  |
| with Existing  | development on                    |  | with existing communities                     |  |  |
| Communities    | the site integrate                |  | _   |  |  |
|                | with existing                     |  | The site does not adjoin the village          |  |  |
|                | communities?                      |  | development framework, however it adjoins     |  |  |
|                |                                   |  | another site that does and therefore          |  |  |
|                |                                   |  | assessment of this site is conditional on the |  |  |
|                |                                   |  | adjoining site being found to have potential. |  |  |
|                | ECONOMY                           |  |   |  |  |
| Deprivation    | Does it address                   |  | AMBER = Not within or adjacent to the 40%     |  |  |
| (Cambridge)    | pockets of income                 |  | most deprived Super Output Areas within       |  |  |
|                | and employment                    |  | Cambridge according to the Index of           |  |  |
|                | deprivation                       |  | Multiple Deprivation 2010.                    |  |  |
|                | particularly in<br>Abbey Ward and |  |   |  |  |
|                | Kings Hedges?                     |  |   |  |  |
|                | Would allocation                  |  |   |  |  |
|                | result in                         |  |   |  |  |
| l              |                                   |  |   |  |  |

|               | T                      |  |
|---------------|------------------------|--|
|               | development in         |  |
|               | deprived wards of      |  |
|               | Cambridge?             |  |
| Shopping      | Will it protect the    | GREEN = No effect or would support the             |
|               | shopping               | vitality and viability of existing centres         |
|               | hierarchy,             | Vitality and Videlity of Oxiding Control           |
|               |                        | Dovelonment would have no offect on                |
|               | supporting the         | Development would have no effect on                |
|               | vitality and viability | vitality or viability of existing centres. The     |
|               | of Cambridge,          | indicator is likely to apply particularly to sites |
|               | town, district and     | which include retail, offices, or leisure uses.    |
|               | local centres?         |  |
| Employment -  | How far is the         | RED = >3km   |
| Accessibility | nearest main           |  |
|               | employment             | 4.1km ACF from centre of site to South             |
|               | centre?                | Cambridgeshire 006D (Histon, including             |
|               |                        | Vision Park)                                       |
| Employment -  | Would                  | G = No loss of employment land / allocation        |
| Land          | development result     | is for employment development                      |
| Lanu          | in the loss of         | is for employment development                      |
|               |                        |  |
|               | employment land,       |  |
|               | or deliver new         |  |
|               | employment land?       |  |
| Utilities     | Will it improve the    | GREEN = Existing infrastructure likely to be       |
|               | level of investment    | sufficient   |
|               | in key community       |  |
|               | services and           | Development can use existing capacity in           |
|               | infrastructure,        | utilities infrastructure. However, there is        |
|               | including              | insufficient spare mains water capacity            |
|               | communications         | within the distribution zone to supply the         |
|               | infrastructure and     | number of proposed properties which could          |
|               |                        |  |
|               | broadband?             | arise if all the SHLAA sites within the zone       |
|               |                        | were to be developed. The sewerage                 |
|               |                        | network is approaching capacity and will           |
|               |                        | require investigation and possibly mitigation.     |
| Education     | Is there sufficient    | RED = School capacity not sufficient,              |
| Capacity      | education              | constraints cannot be appropriately                |
| . ,           | capacity?              | mitigated.   |
|               |                        |  |
|               |                        | UPDATE: The SHLAA update records that              |
|               |                        | there is no capacity to further extend the         |
|               |                        | primary school. Development of this scale          |
|               |                        |  |
|               |                        | would not be sufficient to deliver a new           |
|               |                        | primary school.                                    |
| 51.           |                        | (Score changed from Green to Red.)                 |
| Distance:     | How far is the         | A =400 - 800m                                      |
| Primary       | nearest primary        |  |
| School        | school?                | 742m ACF from centre of site to Cottenham          |
|               |                        | Primary School.                                    |
| Distance:     | How far is the         | G = Within 1km (or site large enough to            |
| Secondary     | nearest secondary      | provide new)                                       |
| School        | school?                |  |
|               |                        | 0.9km ACF from centre of site to Cottenham         |
|               |                        | Village College.                                   |
| TRANSPORT     | 1                      | vinago conogo.                                     |
| IKANOPUKI     |                        |  |

| Cyala Davitas        | Mhat tuna of such             | DED. No eveling provision are available.  |
|----------------------|-------------------------------|---|
| Cycle Routes         | What type of cycle routes are | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of |
|                      |                               |   |
|                      | accessible near to            | traffic. Having to cross a busy junction with   |
|                      | the site?                     | high cycle accident rate to access local  |
|                      |                               | facilities/school. Poor quality off road path.  |
|                      |                               | The only cycle route in Cottenham is along  |
|                      |                               | Histon Road towards Cambridge. This   |
|                      |                               | comprises a mix of on- and off-road   |
|                      |                               | provision, of variable quality. It is a heavily                                       |
|                      |                               | trafficked route with a mix of traffic speeds.  |
|                      |                               | Provision or contribution from this site would  |
|                      |                               | result in only minor improvement to cycling facilities.                               |
| HQPT                 | Is there High                 | AMBER = service meets requirements of   |
|                      | Quality Public                | high quality public transport in most but not   |
|                      | Transport (at edge            | all instances   |
|                      | of site)?                     |   |
| Sustainable          | Scoring                       | GREEN = Score 15-19 from 4 criteria below   |
| Transport            | mechanism has                 | SILETA = 00010 10 10 Holli 4 Olitolia below   |
| Score (SCDC)         | been developed to             | Total score of 15.  |
|                      | consider access to            |   |
|                      | and quality of                |   |
|                      | public transport,             |   |
|                      | and cycling. Scores           |   |
|                      | determined by the             |   |
|                      | four criteria below.          |   |
| Distance: bus        |                               | G = Within 600m (4)   |
| stop / rail          |                               | (1)   |
| station              |                               | 474m ACF from the centre of the site to the   |
|                      |                               | nearest bus stop.)  |
| Frequency of         |                               | G = 20 minute frequency (4)   |
| Public               |                               |   |
| Transport            |                               |   |
| Public               |                               | A = 31 to 40 minutes (3)  |
| transport            |                               |   |
| journey time to      |                               | 37 Minutes from Cottenham to Cambridge  |
| City Centre          |                               | C. Flure to 401 mg (4)  |
| Distance for         |                               | G = 5km to 10km (4)   |
| cycling to City      |                               | 9 FELM ACE from the centre of the cite to   |
| Centre               |                               | 8.55km ACF from the centre of the site to   |
| Dictance:            | How far is the site           | Cambridge Market.  R = >800m  |
| Distance:<br>Railway | from an existing or           | IV - >000III  |
| Station              | proposed train                | 6,227m ACF from centre of the site to   |
| Ciation              | station?                      | Waterbeach Station.   |
| Access               | Will it provide safe          | GREEN = No capacity / access constraints  |
|                      | access to the                 | identified that cannot be fully mitigated   |
|                      | highway network,              |   |
|                      | where there is                | No capacity constraints identified, safe  |
|                      | available capacity?           | access can be achieved. Assumption is that  |
|                      |                               | a fairly large proportion of trips might  |

|                       |   | reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
|-----------------------|---|--|
| Non-Car<br>Facilities | Will it make the  | AMBER = No impacts   |
| 1 aciiiles            | transport network<br>safer for public<br>transport, walking<br>or cycling facilities? | The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.  |

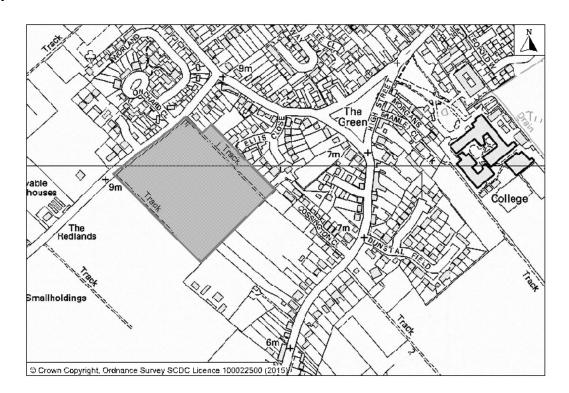
| Site Information     |              |
|----------------------|--------------|
| Development Sequence | Rural Centre |

Site reference number(s): SC129

Consultation Reference numbers: 24 (I&O 2012)

Site name/address: Land south of Ellis Close and East of Oakington Road, Cottenham

Мар:



**Site description:** This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.

Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).

Current use(s): Agricultural

Proposed use(s): 132 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.4 ha.

Potential residential capacity: 99 dwellings (30 dph)

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

|               | developed             |  |
|---------------|-----------------------|--|
|               | land?                 |  |
| Agricultural  | Would                 | AMBER = Minor loss of grade 1 and 2 land                                       |
| Land          | development lead      | 7 Willer   William 1000 of grado f and 2 land                                  |
| 20.10         | to the loss of the    | Minor loss of best and most versatile  |
|               | best and most         | agricultural land (Grades 1 and 2) - small                                     |
|               | versatile             | site but all Grade 1.  |
|               | agricultural land?    |  |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or                                     |
|               | sterilisation of      | safeguarded area.  |
|               | economic mineral      |  |
|               | reserves?             |  |
| POLLUTION     |                       |  |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced  |
| •             | development of the    | impact   |
|               | sites result in an    |  |
|               | adverse               | Development unlikely to impact on air  |
|               | impact/worsening      | quality. Site lies in an area where air quality                                |
|               | of air quality?       | acceptable.  |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or  |
|               | near to an AQMA,      | A14  |
|               | the M11 or the        |  |
|               | A14?                  |  |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of   |
|               | Odour, light noise    | adequate mitigation  |
|               | and vibration         |  |
|               | problems if the site  | Development compatible with neighbouring                                       |
|               | is developed, as a    | uses. Some minor to moderate additional  |
|               | receptor or           | road traffic noise generation impact on  |
|               | generator(including   | existing residential due to development  |
|               | compatibility with    | related car movements but dependent on   |
|               | neighbouring          | location of site entrance  |
| 0             | uses)?                | ODEEN O'Construithing and in and to an   |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an                                      |
|               | contamination on      | area with a history of contamination   |
| 14/-1-        | the site?             | ODEEN No in 1/0 1/1 // "   |
| Water         | Will it protect and   | GREEN = No impact / Capable of full  |
|               | where possible        | mitigation   |
|               | enhance the quality   | Accumptions for a neutral increase and the                                     |
|               | of the water          | Assumptions for a neutral impact are that                                      |
|               | environment?          | appropriate standards and pollution control measures will achieved through the |
|               |                       |  |
|               |                       | development process, e.g. as part of Sustainable Drainage Systems (Suds).      |
| BIODIVERSITY  |                       | Oustainable Drainage Systems (Suus).   |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent                                      |
| Sites         | protected species     | to designated for nature conservation or                                       |
| Jilos         | and protect sites     | recognised as containing protected species,                                    |
|               | designated for        | or local area will be developed as   |
|               | nature                | greenspace. No or negligible impacts   |
|               | conservation          | greenspace. No or negligible impacts   |
|               | interest, and         |  |
|               | geodiversity?         |  |
|               | (Including            |  |
|               | Andrading             |  |

|                | International and   |                   |   |
|----------------|---|-------------------|---|
|                | locally designated  |                   |   |
|                | sites)  |                   |   |
| Biodiversity   | Would   |                   | AMBER = Development would have a  |
|                | development   |                   | negative impact on existing features or   |
|                | reduce habitat  |                   | network links but capable of appropriate  |
|                | fragmentation,  |                   | mitigation  |
|                | enhance   |                   |   |
|                | native species, and   |                   | Assumptions for a neutral impact are that   |
|                | help deliver habitat  |                   | existing features that warrant retention can  |
|                | restoration (helping  |                   | be retained or appropriate mitigation will be   |
|                | to achieve  |                   | achieved through the development process.   |
|                | Biodiversity Action   |                   |   |
|                | Plan targets, and   |                   |   |
|                | maintain  |                   |   |
|                | connectivity  |                   |   |
|                | between green   |                   |   |
|                | infrastructure?)  |                   |   |
| TPO            | Are there trees on  |                   | GREEN = Site does not contain or adjoin   |
|                | site or immediately   |                   | any protected trees   |
|                | adjacent protected  |                   |   |
|                | by a Tree   |                   |   |
|                | Preservation Order  |                   |   |
|                | (TPO)?  |                   |   |
| Green          | Will it improve   |                   | AMBER = No significant opportunities or   |
| Infrastructure | access to wildlife  |                   | loss of existing green infrastructure capable   |
|                | and green spaces,   |                   | of appropriate mitigation   |
|                | through delivery of   |                   |   |
|                | and access to   |                   | Development would create minor  |
|                | green   |                   | opportunities for new Green Infrastructure  |
|                | infrastructure?   |                   | as the promoter proposes open space   |
|                |   |                   | provision.  |
| -              | TOWNSCAPE AND C   | <u>ULTURAL HI</u> |   |
| Landscape      | Will it maintain and  |                   | AMBER = negative impact on landscape  |
|                | enhance the   |                   | character, incapable of mitigation.   |
|                | diversity and   |                   |   |
|                | distinctiveness of  |                   | Minor Negative Impact (Development  |
|                | landscape   |                   | conflicts with landscape character, minor   |
|                | character?  |                   | negative impacts incapable of mitigation) -   |
|                |   |                   | The character of this part of the village is  |
|                |   |                   | linear, with long rear gardens. Development   |
|                |   |                   | of this site would create a large area of   |
|                |   |                   | residential development in a cul-de-sac, in a   |
|                |   |                   | prominent location, which would alter the   |
|                |   |                   | current rural character and setting of the  |
|                |   |                   | village and impact on the purposes and  |
| _              | NAPH to the terminal |                   | function of the Green Belt in this location.  |
| Townscape      | Will it maintain and  |                   | AMBER = negative impact on townscape  |
|                | enhance the   |                   | character, incapable of mitigation.   |
|                | diversity and   |                   | Land to the state of the state |
|                | distinctiveness of  |                   | Minor Negative Impact (development  |
| 1              | townscape   |                   | conflicts with townscape character, minor   |
|                |   |                   | nagativa impagata ingganahla at mitigatian  |
|                | character, including through  |                   | negative impacts incapable of mitigation) - The character of this part of the village is  |

|  | 1   |  |
|--|---|--|
|  | appropriate design and scale of development?  | linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village.  |
| Green Belt                               | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?   | AMBER = negative impact on Greenbelt purposes  |
| Heritage                                 | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) — Adverse effect on setting of Grade II listed Moretons Charity Almshouses to the east of the site as northern edge of site obscures rural context, views and backdrop for these buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHAI                             | NGE   |  |
| Renewables Flood Risk                    | Will it support the use of renewable energy resources?  Is site at flood risk?  | AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk  |
|  |   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  | TH AND WELL BEING   | LODEEN   |
| Open Space                               | Will 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:<br>Outdoor Sport<br>Facilities | How far is the nearest outdoor sports facilities?   | GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Cottenham Recreation Ground.  |
| Distance: Play<br>Facilities             | How far is the nearest play space for children and teenagers?   | AMBER = 400 - 800m  726m ACF from centre of the site to Cottenham Recreation Ground.   |
| Gypsy &                                  | Will it provide for   | AMBER = No Impact  |
|  |   | 1  |

| <b>-</b> "     | La                       |  |
|----------------|--------------------------|--|
| Traveller      | the                      |  |
|                | accommodation            |  |
|                | needs of Gypsies         |  |
|                | and Travellers and       |  |
|                | Travelling               |  |
|                | Showpeople?              |  |
| Distance:      | How far is the site      | R = >800m  |
| District or    | from the nearest         |  |
| Local Centre   | District or Local        | 861m from the centre of the site to a point  |
|                | centre?                  | along the High Street / B1049. Services and  |
|                |                          | facilities run a long way along Cottenham  |
| D: 4 0:4       |                          | High Street.   |
| Distance: City | How far is the site      | R = >800m  |
| Centre         | from edge of             |  |
|                | defined Cambridge        |  |
| D: / OD        | City Centre?             | B 000  |
| Distance: GP   | How far is the           | R = >800m  |
| Service        | nearest health           | 045 4054 4 4 5 11  |
|                | centre or GP             | 915m ACF from centre of site to Firs House   |
|                | service?                 | Surgery, Cottenham.  |
| Key Local      | Will it improve          | AMBER = No impact on facilities (or  |
| Facilities     | quality and range        | satisfactory mitigation proposed).   |
|                | of key local             | No feetities lest and as you feetities   |
|                | services and             | No facilities lost, and no new facilities  |
|                | facilities including     | proposed directly as a result of the   |
|                | health, education        | development.   |
|                | and leisure (shops,      |  |
|                | post offices, pubs etc?) |  |
| Community      | Will it encourage        | GREEN = Development would not lead to  |
| Facilities     | and enable               | the loss of any community facilities or  |
| 1 dollitioo    | engagement in            | replacement / appropriate mitigation   |
|                | community                | possible   |
|                | activities?              | Poddibio   |
|                | dollyllico.              | No facilities lost, and no new facilities  |
|                |                          | proposed directly as a result of the   |
|                |                          | development.   |
| Integration    | How well would the       | AMBER = Adequate scope for integration   |
| with Existing  | development on           | with existing communities  |
| Communities    | the site integrate       | and the same of th |
|                | with existing            |  |
|                | communities?             |  |
| ECONOMY        | •                        |  |
| Deprivation    | Does it address          | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)    | pockets of income        | most deprived Super Output Areas within  |
| ' ' '          | and employment           | Cambridge according to the Index of  |
|                | deprivation              | Multiple Deprivation 2010.   |
|                | particularly in          |  |
|                | Abbey Ward and           |  |
|                | Kings Hedges?            |  |
|                | Would allocation         |  |
|                | result in                |  |
|                | development in           |  |
|                | deprived wards of        |  |

|               | Cambridge?             |  |
|---------------|------------------------|--|
| Shopping      | Will it protect the    | GREEN = No effect or would support the             |
| Chopping      | shopping               | vitality and viability of existing centres         |
|               | hierarchy,             | Vitality and viability of existing centres         |
|               | supporting the         | Development would have no effect on                |
|               | vitality and viability | vitality or viability of existing centres. The     |
|               | of Cambridge,          | indicator is likely to apply particularly to sites |
|               |                        |  |
|               | town, district and     | which include retail, offices, or leisure uses.    |
| <b>-</b> , ,  | local centres?         | DED 0  |
| Employment -  | How far is the         | RED = >3km   |
| Accessibility | nearest main           | A Olivia A OF france and the of all a to Oscitle   |
|               | employment             | 4.2km ACF from centre of site to South             |
|               | centre?                | Cambridgeshire 006D (Histon, including             |
|               |                        | Vision Park)                                       |
| Employment -  | Would                  | G = No loss of employment land / allocation        |
| Land          | development result     | is for employment development                      |
|               | in the loss of         |  |
|               | employment land,       |  |
|               | or deliver new         |  |
|               | employment land?       |  |
| Utilities     | Will it improve the    | GREEN = Existing infrastructure likely to be       |
|               | level of investment    | sufficient   |
|               | in key community       |  |
|               | services and           | Development can use existing capacity in           |
|               | infrastructure,        | utilities infrastructure. However, there is        |
|               | including              | insufficient spare mains water capacity            |
|               | communications         | within the distribution zone to supply the         |
|               | infrastructure and     | number of proposed properties which could          |
|               | broadband?             | arise if all the SHLAA sites within the zone       |
|               |                        | were to be developed. The sewerage                 |
|               |                        | network is approaching capacity and will           |
|               |                        | require investigation and possibly mitigation.     |
| Education     | Is there sufficient    | RED = School capacity not sufficient,              |
| Capacity      | education              | constraints cannot be appropriately                |
|               | capacity?              | mitigated.   |
|               |                        |  |
|               |                        | UPDATE: The SHLAA update records that              |
|               |                        | there is no capacity to further extend the         |
|               |                        | primary school. Development of this scale          |
|               |                        | would not be sufficient to deliver a new           |
|               |                        | primary school.                                    |
|               |                        | (Score changed from Green to Red.)                 |
| Distance:     | How far is the         | A = 400 - 800m                                     |
| Primary       | nearest primary        |  |
| School        | school?                | 602m ACF from centre of site to Cottenham          |
|               |                        | Primary School.                                    |
| Distance:     | How far is the         | G = Within 1km (or site large enough to            |
| Secondary     | nearest secondary      | provide new)                                       |
| School        | school?                | '  |
| _             |                        | 0.6km ACF from centre of site to Cottenham         |
|               |                        | Village College.                                   |
| TRANSPORT     | 1                      | <u> </u>   |
| Cycle Routes  | What type of cycle     | RED = No cycling provision or a cycle lane         |
| 3,5.5 1154155 | routes are             | less than 1.5m width with medium volume of         |
|               | . 5 4 10 5 4 1 5       |  |

|   | accessible near to the site?  | traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  |
|---|---|--|
|   |   | The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. |
| HQPT  | Is there High Quality Public Transport (at edge of site)?                             | AMBER = service meets requirements of high quality public transport in most but not all instances  |
| Sustainable                                 | Scoring   | GREEN = Score 15-19 from 4 criteria below  |
| Transport<br>Score (SCDC)                   | mechanism has<br>been developed to<br>consider access to<br>and quality of            | Total score of 17.   |
|   | public transport,<br>and cycling. Scores<br>determined by the<br>four criteria below. |  |
| Distance: bus                               |   | GG = Within 400m (6)   |
| stop / rail<br>station                      |   | 213m ACF from the centre of the site to the nearest bus stop (Citi 8).   |
| Frequency of Public Transport               |   | G = 20 minute frequency (4)  |
| Public                                      |   | A = 31 to 40 minutes (3)   |
| transport<br>journey time to<br>City Centre |   | 37 Minutes from Cottenham to Cambridge.  |
| Distance for                                |   | G = 5km  to  10km (4)  |
| cycling to City<br>Centre                   |   | 8.50km ACF from the centre of the site to Cambridge Market.  |
| Distance:                                   | How far is the site   | R = >800m  |
| Railway<br>Station                          | from an existing or proposed train  | 5,878m ACF from centre of the site to  |
| A   | station?  | Waterbeach Station.  |
| Access                                      | Will it provide safe access to the  | GREEN = No capacity / access constraints identified that cannot be fully mitigated   |
|   | highway network,  | lacitation that outflot be fully fillingated   |
|   | where there is  | No capacity constraints identified, safe   |
|   | available capacity?   | access can be achieved. Assumption is that   |
|   |   | a fairly large proportion of trips might reasonably be accommodated by the A14,  |
|   |   | but limitations on the county's network could  |
|   |   | result in localised diversionary trips on the A14 and M11 and this in turn may limit the   |

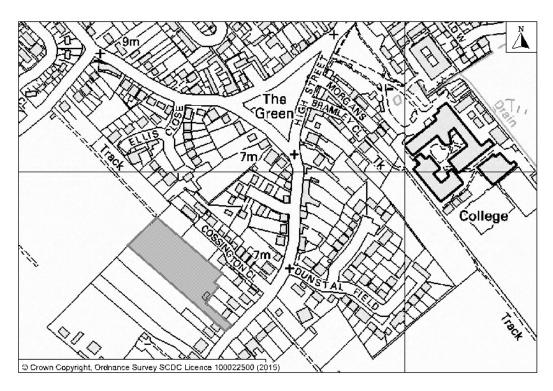
|            |                        | capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes. |
|------------|------------------------|---|
| Non-Car    | Will it make the       | AMBER = No impacts  |
| Facilities | transport network      |   |
|            | safer for public       |   |
|            | transport, walking     |   |
|            | or cycling facilities? |   |

| Site Information     |              |
|----------------------|--------------|
| Development Sequence | Rural Centre |
| 0:4 6                |              |

Site reference number(s): SC123

Consultation Reference numbers:25 (I&O 2012)
Site name/address: Land off Histon Road, Cottenham

Map:



**Site description:** This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.

Note: the majority of this site also forms part of larger site 263.

Current use(s): Formerly agricultural / grazing.

Proposed use(s): 15 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.83 ha

Potential residential capacity: 17 dwellings (30dph)

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

| _             |                       |   |
|---------------|-----------------------|---|
|               | to the loss of the    | Minor loss of best and most versatile   |
|               | best and most         | agricultural land (Grades 1 and 2) - the  |
|               | versatile             | whole site is Grade 1 (less than 1 ha.)   |
|               | agricultural land?    | , ,   |
|               |                       | UPDATE: Score changed from significant to minor due to the site size – under 20 ha. |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or  |
|               | sterilisation of      | safeguarded area.   |
|               | economic mineral      |   |
|               | reserves?             |   |
| POLLUTION     | 10001700.             |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced   |
| 7 til Quality | development of the    | impact  |
|               | sites result in an    | Impact  |
|               | adverse               | Dovolonment unlikely to impost an air   |
|               |                       | Development unlikely to impact on air   |
|               | impact/worsening      | quality. Site lies in an area where air quality                                     |
| A O N 4 A     | of air quality?       | acceptable.   |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or   |
|               | near to an AQMA,      | A14   |
|               | the M11 or the        |   |
|               | A14?                  |   |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of  |
|               | Odour, light noise    | adequate mitigation   |
|               | and vibration         |   |
|               | problems if the site  | Development compatible with neighbouring  |
|               | is developed, as a    | uses. Some minor to moderate additional   |
|               | receptor or           | road traffic noise generation impact on   |
|               | generator             | existing residential due to development   |
|               | (including            | related car movements but dependent on  |
|               | compatibility with    | location of site entrance.  |
|               | neighbouring          | Totalion of the online  |
|               | uses)?                |   |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an   |
| Contamination | contamination on      | area with a history of contamination  |
|               | the site?             | area with a history of contamination  |
| Water         | Will it protect and   | GREEN = No impact / Capable of full   |
| vvalei        |                       | · · · · · · · · · · · · · · · · · · ·   |
|               | where possible        | mitigation  |
|               | enhance the quality   | Assumentions for a poster-linear set and the  |
|               | of the water          | Assumptions for a neutral impact are that   |
|               | environment?          | appropriate standards and pollution control   |
|               |                       | measures will achieved through the  |
|               |                       | development process, e.g. as part of  |
|               |                       | Sustainable Drainage Systems (Suds).  |
| BIODIVERSITY  |                       |   |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent   |
| Sites         | protected species     | to designated for nature conservation or  |
|               | and protect sites     | recognised as containing protected species,   |
|               | designated for        | or local area will be developed as  |
|               | nature                | greenspace. No or negligible impacts  |
|               | conservation          |   |
|               | interest, and         |   |
|               | geodiversity?         |   |
|               | (Including            |   |
|               | International and     |   |
|               | auditai aila          |   |

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

|                | and scale of         | of this site would create a large area of     |
|----------------|----------------------|---|
|                | development?         | residential development in a cul-de-sac, in a |
|                |                      | prominent location, which would alter the     |
|                |                      | character of this largely ribbon part of the  |
| 0 5 1          | 100 4 66 4 11        | settlement.                                   |
| Green Belt     | What effect would    | AMBER = negative impact on Green Belt         |
|                | the development of   | purposes                                      |
|                | this site have on    |   |
|                | Green Belt           |   |
|                | purposes?            |   |
| Heritage       | Will it protect or   | GREEN = Site does not contain or adjoin       |
|                | enhance sites,       | such buildings, sites or features, and there  |
|                | features or areas of | is no impact to the setting                   |
|                | historical,          |   |
|                | archaeological, or   | Neutral impact (existing features retained,   |
|                | cultural interest    | or appropriate mitigation possible).          |
|                | (including           | Archaeological potential will require further |
|                | conservation         | information but the assumption for a neutral  |
|                | areas, listed        | impact is that it is likely appropriate       |
|                | buildings,           | mitigation can be achieved through the        |
|                | registered parks     | development process.                          |
|                | and gardens and      |   |
|                | scheduled            |   |
|                | monuments)?          |   |
| CLIMATE CHA    | NGE                  |   |
| Renewables     | Will it support the  | AMBER = Standard requirements for             |
|                | use of renewable     | renewables would apply                        |
|                | energy resources?    | ,   |
| Flood Risk     | Is site within at    | GREEN = Flood Zone 1 / low risk               |
|                | flood risk?          |   |
|                |                      | Flood Zone 1 and no drainage issues that      |
|                |                      | cannot be appropriately addressed.            |
| HUMAN HEAL     | TH AND WELL BEING    | ,       |
| Open Space     | Will it increase the | GREEN = Assumes minimum on-site               |
| opan opass     | quantity and quality | provision to adopted plan standards is        |
|                | of publically        | provided onsite                               |
|                | accessible open      |   |
|                | space?               | Development would create minor                |
|                |                      | opportunities for new public open space as    |
|                |                      | the promoter proposes provision of open       |
|                |                      | space as part of the development.             |
| Distance:      | How far is the       | GREEN = <1km or onsite provision              |
| Outdoor Sport  | nearest outdoor      | OTTELIA - TIMIT OF OFFICE PROVISION           |
| Facilities     | sports facilities?   | 0.8km ACF from centre of the site to          |
| . dominos      | Sporto Idollidos:    | Cottenham Recreation Ground.                  |
| Distance: Play | How far is the       | RED = >800m                                   |
| Facilities     | nearest play space   | NED - 2000III                                 |
| i aciiiiies    | for children and     | 849m ACF from centre of the site to           |
|                |                      | Cottenham Recreation Ground.                  |
| Cymay          | teenagers?           |   |
| Gypsy &        | Will it provide for  | AMBER = No Impact                             |
| Traveller      | the                  |   |
|                | accommodation        |   |
|                | needs of Gypsies     |   |
|                | and Travellers and   |   |

|                | Trovalling                       |  |
|----------------|----------------------------------|--|
|                | Travelling                       |  |
| Distance:      | Showpeople?  How far is the site | R = >800m  |
| District or    | from the nearest                 | K = >000111  |
| Local Centre   | District or Local                | 856m from the centre of the site to a point        |
| Local Certife  | centre?                          | along the High Street / B1049. Services and        |
|                | CCHIIC:                          | facilities run a long way along Cottenham          |
|                |                                  | High Street.                                       |
| Distance: City | How far is the site              | R = >800m  |
| Centre         | from edge of                     | K = >000III  |
| Ochic          | defined Cambridge                |  |
|                | City Centre?                     |  |
| Distance: GP   | How far is the                   | R = >800m  |
| Service        | nearest health                   | K = 2000III  |
| 0011100        | centre or GP                     | 862m ACF from centre of site to Firs House         |
|                | service?                         | Surgery, Cottenham.                                |
| Key Local      | Will it improve                  | AMBER = No impact on facilities (or                |
| Facilities     | quality and range                | satisfactory mitigation proposed).                 |
|                | of key local                     | candidately imagadent proposedy.                   |
|                | services and                     | No facilities lost, and no new facilities          |
|                | facilities including             | proposed directly as a result of the               |
|                | health, education                | development.                                       |
|                | and leisure (shops,              | 10.000 p.1100111                                   |
|                | post offices, pubs               |  |
|                | etc?)                            |  |
| Community      | Will it encourage                | GREEN = Development would not lead to              |
| Facilities     | and enable                       | the loss of any community facilities or            |
|                | engagement in                    | replacement /appropriate mitigation possible       |
|                | community                        |  |
|                | activities?                      |  |
| Integration    | How well would the               | AMBER = Adequate scope for integration             |
| with Existing  | development on                   | with existing communities                          |
| Communities    | the site integrate               |  |
|                | with existing                    |  |
|                | communities?                     |  |
| ECONOMY        | D                                | ANDED Not will 1                                   |
| Deprivation    | Does it address                  | AMBER = Not within or adjacent to the 40%          |
| (Cambridge)    | pockets of income                | most deprived Super Output Areas within            |
|                | and employment                   | Cambridge according to the Index of                |
|                | deprivation                      | Multiple Deprivation 2010.                         |
|                | particularly in                  |  |
|                | Abbey Ward and Kings Hedges?     |  |
|                | Would allocation                 |  |
|                | result in                        |  |
|                | development in                   |  |
|                | deprived wards of                |  |
|                | Cambridge?                       |  |
| Shopping       | Will it protect the              | GREEN = No effect or would support the             |
|                | shopping                         | vitality and viability of existing centres         |
|                | hierarchy,                       | ,,,  |
|                | supporting the                   | Development would have no effect on                |
|                | vitality and viability           | vitality or viability of existing centres. The     |
|                | of Cambridge,                    | indicator is likely to apply particularly to sites |
|                |                                  | manufacture interface apply particularly to office |

|                 | town, district and  | ,   | which include retail offices or leigure uses    |
|-----------------|---------------------|-----|---|
|                 | local centres?      | `   | which include retail, offices, or leisure uses. |
| Employment -    | How far is the      |     | How far is the nearest main employment          |
| Accessibility   | nearest main        |     | centre?   |
| 710003315111119 | employment          | `   | oonii e :                                       |
|                 | centre?             |     | RED = >3km                                      |
|                 | CCHIIC:             |     | 4.2km ACF from centre of site to South          |
|                 |                     |     | Cambridgeshire 006D (Histon, including          |
|                 |                     |     | Vision Park)                                    |
| Employment -    | Would               |     | G = No loss of employment land / allocation     |
| Land            | development result  |     | is for employment development                   |
|                 | in the loss of      |     | ·-· -·· · · · · · · · · · · · · ·               |
|                 | employment land,    |     | Development would have no effect on             |
|                 | or deliver new      |     | employment land or premises.                    |
|                 | employment land?    |     |   |
| Utilities       | Will it improve the |     | GREEN = Existing infrastructure likely to be    |
|                 | level of investment |     | sufficient                                      |
|                 | in key community    |     |   |
|                 | services and        |     | Development can use existing capacity in        |
|                 | infrastructure,     |     | utilities infrastructure. However, there is     |
|                 | including           | i   | insufficient spare mains water capacity         |
|                 | communications      | ,   | within the distribution zone to supply the      |
|                 | infrastructure and  | ı   | number of proposed properties which could       |
|                 | broadband?          |     | arise if all the SHLAA sites within the zone    |
|                 |                     | ,   | were to be developed. The sewerage              |
|                 |                     | 1   | network is approaching capacity and will        |
|                 |                     | ı   | require investigation and possibly mitigation.  |
| Education       | Is there sufficient |     | RED = School capacity not sufficient,           |
| Capacity        | education           | (   | constraints cannot be appropriately             |
|                 | capacity?           | l   | mitigated.                                      |
|                 |                     |     |   |
|                 |                     |     | UPDATE: The SHLAA update records that           |
|                 |                     |     | there is no capacity to further extend the      |
|                 |                     |     | primary school. Development of this scale       |
|                 |                     |     | would not be sufficient to deliver a new        |
|                 |                     |     | primary school.                                 |
|                 |                     |     | (Score changed from Green to Red.)              |
| Distance:       | How far is the      | ,   | A = 400 - 800m                                  |
| Primary         | nearest primary     |     | 007m AOE from control of all 1 0 11 1           |
| School          | school?             |     | 687m ACF from centre of site to Cottenham       |
| Distance        | Hamis de -          |     | Primary School.                                 |
| Distance:       | How far is the      |     | G = Within 1km (or site large enough to         |
| Secondary       | nearest secondary   | i i | provide new)                                    |
| School          | school?             |     | O Alem ACE from control of oits to Cottonia     |
|                 |                     |     | 0.4km ACF from centre of site to Cottenham      |
| TRANSPORT       |                     |     | Village College.                                |
| Cycle Routes    | What type of cycle  |     | AMBER = Medium quality off-road path.           |
| Syste Routes    | routes are          | ,   | AWDEN - Modium quality off-todu patif.          |
|                 | accessible near to  | -   | The only cycle route in Cottenham is along      |
|                 | the site?           |     | Histon Road towards Cambridge. This             |
|                 | tho oito.           |     | comprises a mix of on- and off-road             |
|                 |                     |     | provision, of variable quality. It is a heavily |
|                 |                     |     | trafficked route with a mix of traffic speeds.  |
|                 | 1                   |     | and the state with a link of traine speeds.     |

|   |  | Provision or contribution from this site would result in only minor improvement to cycling   |
|---|--|--|
|   |  | facilities.  |
| HQPT  | Is there High<br>Quality Public<br>Transport (at edge<br>of site)?   | AMBER = service meets requirements of high quality public transport in most but not all instances  |
| Sustainable<br>Transport<br>Score (SCDC)              | Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. | GREEN = Score 15-19 from 4 criteria below  Total score of 17   |
| Distance: bus<br>stop / rail<br>station               |  | GG = Within 400m (6)  243m ACF from the centre of the site to the nearest bus stop.  |
| Frequency of Public Transport                         |  | G = 20 minute frequency (4)  |
| Public<br>transport<br>journey time to<br>City Centre |  | A = 31 to 40 minutes (3)  37 Minutes from Cottenham to Cambridge.  |
| Distance for cycling to City Centre                   |  | G = 5km to 10km (4)  |
| Distance:<br>Railway<br>Station                       | How far is the site from an existing or proposed train station?  | R = >800m  5,691m ACF from centre of the site to Waterbeach Station.   |
| Access  | Will it provide safe access to the highway network,  | GREEN = No capacity / access constraints identified that cannot be fully mitigated   |
|   | where there is available capacity?   | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes. |
| Non-Car<br>Facilities                                 | Will it make the transport network safer for public  | AMBER = No impacts   |

| transport, walking or cycling facilities? |                        |  |  |
|---|------------------------|--|--|
| i '                                       | transport walking      |  |  |
| or cycling facilities?                    | transport, waiking     |  |  |
|   | or cycling facilities? |  |  |

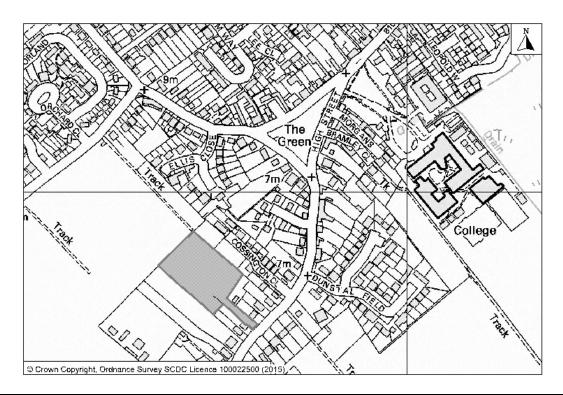
| Site Information     |              |
|----------------------|--------------|
| Development Sequence | Rural Centre |
| 01: 1 ( ) 00000      |              |

Site reference number(s): SC263

Consultation Reference numbers: 26 (I&O 2012)

Site name/address: Land to the rear of 34 - 46 Histon Road, Cottenham

Мар:



**Site description:** This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.

The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.

Note: there is significant overlap with site 123.

Current use(s): Hay Making

Proposed use(s): 55-95 dwellings

Site size (ha): South Cambridgeshire: 1.04 ha

Potential residential capacity: 21 dwellings (30 dph).

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

|               | land?                 |  |  |  |  |
|---------------|-----------------------|--|--|--|--|
| Agricultural  | Would                 |  | AMBER = Minor loss of grade 1 and 2 land.                        |  |  |
| Land          | development lead      |  | ANDLIN - MINOR 1055 OF GRAUE I AND 2 IAND.                       |  |  |
| Lanu          | to the loss of the    |  | Minor loss of best and most versatile                            |  |  |
|               | best and most         |  |  |  |  |
|               | versatile             |  | agricultural land (Grades 1 and 2) - small site but all Grade 1. |  |  |
|               |                       |  | Site but all Grade 1.  |  |  |
| Minorolo      | agricultural land?    |  | GREEN = Site is not within an allocated or                       |  |  |
| Minerals      | Will it avoid the     |  |  |  |  |
|               | sterilisation of      |  | safeguarded area.  |  |  |
|               | economic mineral      |  |  |  |  |
| POLLUTION     | reserves?             |  |  |  |  |
| Air Quality   | Would the             |  | GREEN = Minimal, no impact, reduced                              |  |  |
| All Quality   | development of the    |  | impact   |  |  |
|               | sites result in an    |  | Impact   |  |  |
|               | adverse               |  | Development unlikely to impact on air                            |  |  |
|               | impact/worsening      |  | quality. Site lies in an area where air quality                  |  |  |
|               | of air quality?       |  | acceptable.  |  |  |
| AQMA          | Is the site within or |  | GREEN = >1,000m of an AQMA, M11, or                              |  |  |
| AQIVIA        | near to an AQMA,      |  | A14  |  |  |
|               | the M11 or the        |  | A14  |  |  |
|               | A14?                  |  |  |  |  |
| Pollution     | Are there potential   |  | AMBER = Adverse impacts capable of                               |  |  |
| Foliation     | Odour, light noise    |  | adequate mitigation  |  |  |
|               | and vibration         |  | adequate mitigation  |  |  |
|               | problems if the site  |  | Development compatible with neighbouring                         |  |  |
|               | is developed, as a    |  | uses. Some minor to moderate additional                          |  |  |
|               | receptor or           |  | road traffic noise generation impact on                          |  |  |
|               | generator             |  | existing residential due to development                          |  |  |
|               | (including            |  | related car movements but dependent on                           |  |  |
|               | compatibility with    |  | location of site entrance.                                       |  |  |
|               | neighbouring          |  | location of site entrance.                                       |  |  |
|               | uses)?                |  |  |  |  |
| Contamination | Is there possible     |  | GREEN = Site not within or adjacent to an                        |  |  |
| Contamination | contamination on      |  | area with a history of contamination                             |  |  |
|               | the site?             |  | area with a history of contamination                             |  |  |
| Water         | Will it protect and   |  | GREEN = No impact / Capable of full                              |  |  |
| vvator        | where possible        |  | mitigation   |  |  |
|               | enhance the quality   |  | 111111111111111111111111111111111111111                          |  |  |
|               | of the water          |  | Assumptions for a neutral impact are that                        |  |  |
|               | environment?          |  | appropriate standards and pollution control                      |  |  |
|               | CHVIIOHIHGHIL!        |  | measures will achieved through the                               |  |  |
|               |                       |  | development process, e.g. as part of                             |  |  |
|               |                       |  | Sustainable Drainage Systems (Suds).                             |  |  |
| BIODIVERSITY  |                       |  |  |  |  |
| Designated    | Will it conserve      |  | GREEN = Does not contain, is not adjacent                        |  |  |
| Sites         | protected species     |  | to designated for nature conservation or                         |  |  |
| 51100         | and protect sites     |  | recognised as containing protected species,                      |  |  |
|               | designated for        |  | or local area will be developed as                               |  |  |
|               | nature                |  | greenspace. No or negligible impacts                             |  |  |
|               | conservation          |  |  |  |  |
|               | interest, and         |  |  |  |  |
|               | geodiversity?         |  |  |  |  |
|               | (Including            |  |  |  |  |
|               | (Including            |  |  |  |  |

|                | Laterra Caralland    |            |  |
|----------------|----------------------|------------|--|
|                | International and    |            |  |
|                | locally designated   |            |  |
| 5              | sites)               |            | 00000  |
| Biodiversity   | Would                |            | GREEN = Development could have a   |
|                | development          |            | positive impact by enhancing existing  |
|                | reduce habitat       |            | features and adding new features or  |
|                | fragmentation,       |            | network links.   |
|                | enhance              |            |  |
|                | native species, and  |            | Assumptions for a neutral impact are that                                    |
|                | help deliver habitat |            | existing features that warrant retention can                                 |
|                | restoration (helping |            | be retained or appropriate mitigation will be                                |
|                | to achieve           |            | achieved through the development process.                                    |
|                | Biodiversity Action  |            |  |
|                | Plan targets, and    |            |  |
|                | maintain             |            |  |
|                | connectivity         |            |  |
|                | between green        |            |  |
|                | infrastructure)?     |            |  |
| TPO            | Are there trees on   |            | GREEN = Site does not contain or adjoin                                      |
|                | site or immediately  |            | any protected trees  |
|                | adjacent protected   |            | , .  |
|                | by a Tree            |            |  |
|                | Preservation Order   |            |  |
|                | (TPO)?               |            |  |
| Green          | Will it improve      |            | AMBER = No significant opportunities or                                      |
| Infrastructure | access to wildlife   |            | loss of existing green infrastructure capable                                |
|                | and green spaces,    |            | of appropriate mitigation  |
|                | through delivery of  |            |  |
|                | and access to        |            | Neutral impact (existing features retained,                                  |
|                | green                |            | or appropriate mitigation possible).   |
|                | infrastructure?      |            | Assumptions for a neutral impact include                                     |
|                |                      |            | that appropriate design and mitigation                                       |
|                |                      |            | measures would be achieved through the                                       |
|                |                      |            | development process.   |
| LANDSCAPE,     | TOWNSCAPE AND C      | ULTURAL HI | ERITAGE  |
| Landscape      | Will it maintain and |            | AMBER = negative impact on landscape   |
|                | enhance the          |            | character, incapable of mitigation.  |
|                | diversity and        |            |  |
|                | distinctiveness of   |            | Minor Negative Impact (Development   |
|                | landscape            |            | conflicts with landscape character, minor                                    |
|                | character?           |            | negative impacts incapable of mitigation) -                                  |
|                |                      |            | The character of this part of the village is                                 |
|                |                      |            | linear, with long rear gardens. Development                                  |
|                |                      |            | of this site would create a large area of                                    |
|                |                      |            | residential development in a cul-de-sac, in a                                |
|                |                      |            | prominent location, which would alter the                                    |
|                |                      |            | current rural character and setting of the                                   |
|                |                      |            | village and impact on the purposes and                                       |
|                |                      |            | function of the Green Belt in this location.                                 |
| Townscape      | Will it maintain and |            | AMBER = negative impact on townscape   |
|                | enhance the          |            | character, incapable of mitigation.  |
|                | diversity and        |            |  |
|                |                      |            |  |
|                | distinctiveness of   |            | Minor Negative Impact (development conflicts with townscape character, minor |

|                              | character, including through appropriate design and scale of development?  | negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement. |
|------------------------------|--|---|
| Green Belt                   | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?  | AMBER = negative impact on Greenbelt purposes   |
| Heritage                     | Will it protect or<br>enhance sites,<br>features or areas of<br>historical,  | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  |
|                              | archaeological, or<br>cultural interest<br>(including<br>conservation<br>areas, listed<br>buildings,<br>registered parks<br>and gardens and<br>scheduled | 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 CHAI                 | monuments)?  |   |
| Renewables                   | Will it support the  | AMBER = Standard requirements for   |
| renewables                   | 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.   |
| _                            | H AND WELL BEING   |   |
| Open Space                   | Will it increase the quantity and quality of publically accessible open space?   | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation).  |
| Distance:                    | How far is the   | GREEN = <1km or onsite provision  |
| Outdoor Sport<br>Facilities  | nearest outdoor sports facilities?   | 0.8km ACF from centre of the site to Cottenham Recreation Ground.   |
| Distance: Play<br>Facilities | How far is the nearest play space for children and teenagers?  | RED = >800m  852m ACF from centre of the site to Cottenham Recreation Ground.   |
| Gypsy &<br>Traveller         | Will it provide for the accommodation  | AMBER = No Impact   |

|                      |  | 1 |   |
|----------------------|--|---|---|
|                      | shopping hierarchy,  |   | vitality and viability of existing centres  |
|                      | supporting the vitality and viability of Cambridge, town, district and |   | Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. |
|                      | local centres?   |   |   |
| Employment -         | How far is the   |   | RED = >3km  |
| Accessibility        | nearest main   |   |   |
|                      | employment   |   | 4.2km ACF from centre of site to South  |
|                      | centre?  |   | Cambridgeshire 006D (Histon, including  |
| Employment           | Would  |   | Vision Park) G = No loss of employment land / allocation  |
| Employment -<br>Land | development result   |   | is for employment development   |
| Lana                 | in the loss of   |   | le for employment development   |
|                      | employment land,   |   |   |
|                      | or deliver new   |   |   |
|                      | employment land?   |   |   |
| Utilities            | Will it improve the  |   | GREEN = Existing infrastructure likely to be  |
|                      | level of investment  |   | sufficient  |
|                      | in key community services and  |   | Development can use existing capacity in  |
|                      | infrastructure,  |   | utilities infrastructure. However, there is   |
|                      | including  |   | insufficient spare mains water capacity   |
|                      | communications   |   | within the distribution zone to supply the  |
|                      | infrastructure and   |   | number of proposed properties which could   |
|                      | broadband?   |   | arise if all the SHLAA sites within the zone  |
|                      |  |   | were to be developed. The sewerage  |
|                      |  |   | network is approaching capacity and will  |
| Education            | Is there sufficient  |   | require investigation and possibly mitigation.  RED = School capacity not sufficient,   |
| Capacity             | education  |   | constraints cannot be appropriately   |
|                      | capacity?  |   | mitigated.  |
|                      |  |   | 3   |
|                      |  |   | UPDATE: The SHLAA update records that   |
|                      |  |   | there is no capacity to further extend the  |
|                      |  |   | primary school. Development of this scale would not be sufficient to deliver a new  |
|                      |  |   | primary school.   |
|                      |  |   | (Score changed from Green to Red.)  |
| Distance:            | How far is the   |   | A = 400 - 800m  |
| Primary              | nearest primary  |   |   |
| School               | school?  |   | 690m ACF from centre of site to Cottenham   |
|                      |  |   | Primary School.   |
| Distance:            | How far is the   |   | G = Within 1km (or site large enough to   |
| Secondary            | nearest secondary  |   | provide new)  |
| School               | school?  |   | 0.4km ACF from centre of site to Cottenham  |
|                      |  |   | Village College.  |
| TRANSPORT            | 1  |   |   |
| Cycle Routes         | What type of cycle   |   | AMBER = Medium quality off-road path.   |
|                      | routes are   |   | · · ·   |
|                      | accessible near to   |   | The only cycle route in Cottenham is along  |
|                      | the site?  |   | Histon Road towards Cambridge. This   |

|   |  | <b>,</b>  |
|---|--|---|
|   |  | comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.   |
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | AMBER = service meets requirements of high quality public transport in most but not all instances   |
| Sustainable<br>Transport<br>Score (SCDC)    | Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. | GREEN = Score 15-19 from 4 criteria below  Total score of 17  |
| Distance: bus<br>stop / rail<br>station     |  | GG = Within 400m (6)  269m ACF from the centre of the site to the   |
| Station                                     |  | nearest bus stop.   |
| Frequency of Public Transport               |  | G = 20 minute frequency (4)   |
| Public                                      |  | A = 31 to 40 minutes (3)  |
| transport<br>journey time to<br>City Centre |  | 37 Minutes from Cottenham to Cambridge.   |
| Distance for cycling to City                |  | G = 5km to 10km (4)   |
| Centre                                      |  | 8.64km ACF from the centre of the site to Cambridge Market.   |
| Distance:                                   | How far is the site  | R = >800m   |
| Railway<br>Station                          | from an existing or proposed train station?  | 5,694m ACF from centre of the site to Waterbeach Station.   |
| Access                                      | Will it provide safe access to the highway network,  | GREEN = No capacity / access constraints identified that cannot be fully mitigated.   |
|   | where there is available capacity?   | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non- |

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

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC125 |              |

Consultation Reference numbers:

Site name/address: Cottenham Sawmills, Cottenham

Мар:



**Site description:** This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

**Current use(s):** Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

**Proposed use(s):** 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

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

|               | land?                 |   |
|---------------|-----------------------|---|
| Agricultural  | Would                 | AMBER = Minor loss of grade 1 and 2 land  |
| Land          | development lead      | grade rand name   |
|               | to the loss of the    | Minor loss of best and most versatile   |
|               | best and most         | agricultural land (Grades 1 and 2) - small  |
|               | versatile             | site but all Grade 1.   |
|               | agricultural land?    |   |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or  |
|               | sterilisation of      | safeguarded area.   |
|               | economic mineral      |   |
|               | reserves?             |   |
| POLLUTION     |                       |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced   |
|               | development of the    | impact  |
|               | sites result in an    | '   |
|               | adverse               | Development unlikely to impact on air   |
|               | impact/worsening      | quality. Site lies in an area where air quality   |
|               | of air quality?       | acceptable.   |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or   |
|               | near to an AQMA,      | A14   |
|               | the M11 or the        |   |
|               | A14?                  |   |
| Pollution     | Are there potential   | GREEN = No adverse effects or capable of  |
|               | Odour, light noise    | full mitigation   |
|               | and vibration         |   |
|               | problems if the site  | Development compatible with neighbouring  |
|               | is developed, as a    | uses. Historically an industrial / commercial   |
|               | receptor or           | type use on site Cottenham Sawmill, so  |
|               | generator             | allocating this site for residential likely to  |
|               | (including            | have a positive impact.   |
|               | compatibility with    |   |
|               | neighbouring          |   |
|               | uses)?                |   |
| Contamination | Is there possible     | AMBER = Site partially within or adjacent to  |
|               | contamination on      | an area with a history of contamination, or   |
|               | the site?             | capable of remediation appropriate to   |
|               |                       | proposed development (potential to achieve  |
|               |                       | benefits subject to appropriate mitigation)   |
|               |                       |   |
|               |                       | The adjoining land is partly in industrial /  |
|               |                       | commercial use (sawmill) and may have   |
|               |                       | contaminated land. Potential for minor  |
|               |                       | benefits through remediation of minor   |
| 147 4         | AAPH 1                | contamination.  |
| Water         | Will it protect and   | GREEN = No impact / Capable of full   |
|               | where possible        | mitigation  |
|               | enhance the quality   | Assumed the state of the state |
|               | of the water          | Assumptions for a neutral impact are that   |
|               | environment?          | appropriate standards and pollution control   |
|               |                       | measures will achieved through the  |
|               |                       | development process, e.g. as part of  |
| DIOD!\/EDOIT\ | ,                     | Sustainable Drainage Systems (Suds).  |
| BIODIVERSITY  |                       | <br>CDEEN Door not contain to make allow the  |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent   |

| Sites          | protected species              |                | to designated for nature conservation or      |
|----------------|--------------------------------|----------------|---|
| Siles          | and protect sites              |                | recognised as containing protected species,   |
|                | designated for                 |                | or local area will be developed as            |
|                | nature                         |                | greenspace. No or negligible impacts          |
|                | conservation                   |                | greenspace. No or negligible impacts          |
|                | interest, and                  |                |   |
|                | geodiversity?                  |                |   |
|                | (Including                     |                |   |
|                | International and              |                |   |
|                | locally designated             |                |   |
|                | sites)                         |                |   |
| Biodiversity   | Would                          |                | AMBER = Development would have a              |
|                | development                    |                | negative impact on existing features or       |
|                | reduce habitat                 |                | network links but capable of appropriate      |
|                | fragmentation,                 |                | mitigation                                    |
|                | enhance                        |                |   |
|                | native species, and            |                | Assumptions for a neutral impact are that     |
|                | help deliver habitat           |                | existing features that warrant retention can  |
|                | restoration (helping           |                | be retained or appropriate mitigation will be |
|                | to achieve                     |                | achieved through the development process.     |
|                | Biodiversity Action            |                |   |
|                | Plan targets, and              |                |   |
|                | maintain                       |                |   |
|                | connectivity                   |                |   |
|                | between green infrastructure?) |                |   |
| TPO            | Are there trees on             |                | GREEN = Site does not contain or adjoin       |
| ''             | site or immediately            |                | any protected trees                           |
|                | adjacent protected             |                | any protostou moss                            |
|                | by a Tree                      |                |   |
|                | Preservation Order             |                |   |
|                | (TPO)?                         |                |   |
| Green          | Will it improve                |                | AMBER = No significant opportunities or       |
| Infrastructure | access to wildlife             |                | loss of existing green infrastructure capable |
|                | and green spaces,              |                | of appropriate mitigation                     |
|                | through delivery of            |                |   |
|                | and access to                  |                | Neutral impact (existing features retained,   |
|                | green                          |                | or appropriate mitigation possible).          |
|                | infrastructure?                |                | Assumptions for a neutral impact include      |
|                |                                |                | that appropriate design and mitigation        |
|                |                                |                | measures would be achieved through the        |
|                |                                |                | development process. Returning adjoining      |
|                |                                |                | land to countryside, but no proposals for     |
| I VNDSCVDE .   | I<br>TOWNSCAPE AND C           | III TIIPAI LII | open space.                                   |
| Landscape      | Will it maintain and           | OLI ONAL III   | GREEN = No impact (generally compatible,      |
| Landscape      | enhance the                    |                | or capable of being made compatible with      |
|                | diversity and                  |                | local landscape character, or provide minor   |
|                | distinctiveness of             |                | improvements)                                 |
|                | landscape                      |                |   |
|                | character?                     |                | Minor Positive Impact (Development would      |
|                |                                |                | relate to local landscape character and offer |
|                |                                |                | opportunities for landscape enhancement) -    |
|                |                                |                | The character of this part of the village is  |

|                | 1  |  |
|----------------|--|--|
|                | M/III it maintain and  | linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.   |
| Townscape      | Will it maintain and enhance the diversity and distinctiveness of townscape  | GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  |
|                | character, including through appropriate design and scale of development?  | Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village. |
| Green Belt     | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?                                | AMBER = negative impact on Greenbelt purposes  |
| Heritage       | Will it protect or<br>enhance sites,<br>features or areas of<br>historical,<br>archaeological, or<br>cultural interest | 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).   |
| OL IMATE OLIVE | (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?                | Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.   |
| CLIMATE CHAI   |  | AMPED Office I I I I I I   |
| Renewables     | Will it support the use of renewable   | AMBER = Standard requirements for renewables would apply   |

|                | energy resources?         |   |  |
|----------------|---------------------------|---|--|
| Flood Risk     | Is site within at         |   | GREEN = Flood Zone 1 / low risk  |
|                | flood risk?               |   |  |
|                |                           |   | Flood Zone 1 and no drainage issues that   |
|                |                           |   | cannot be appropriately addressed.   |
| HUMAN HEALT    | H AND WELL BEING          | ; | The second secon |
| Open Space     | Will it increase the      |   | GREEN = Assumes minimum on-site  |
|                | quantity and quality      |   | provision to adopted plan standards is   |
|                | of publically             |   | provided onsite  |
|                | accessible open           |   | ·  |
|                | space?                    |   |  |
| Distance:      | How far is the            |   | GREEN = <1km or onsite provision   |
| Outdoor Sport  | nearest outdoor           |   |  |
| Facilities     | sports facilities?        |   | 0.9km ACF from centre of the site to   |
|                |                           |   | Cottenham Recreation Ground.   |
| Distance: Play | How far is the            |   | RED = 800m   |
| Facilities     | nearest play space        |   |  |
|                | for children and          |   | 930m ACF from centre of the site to  |
|                | teenagers?                |   | Cottenham Recreation Ground.   |
| Gypsy &        | Will it provide for       |   | AMBER = No Impact  |
| Traveller      | the                       |   |  |
|                | accommodation             |   |  |
|                | needs of Gypsies          |   |  |
|                | and Travellers and        |   |  |
|                | Travelling                |   |  |
| D: 1           | Showpeople?               |   | D 000  |
| Distance:      | How far is the site       |   | R = >800m  |
| District or    | from the nearest          |   | 007m from the control of the city to a naint   |
| Local Centre   | District or Local centre? |   | 987m from the centre of the site to a point along the High Street / B1049. Services and  |
|                | Centre                    |   | facilities run a long way along Cottenham  |
|                |                           |   | High   |
| Distance: City | How far is the site       |   | R = >800m  |
| Centre         | from edge of              |   | K = 2000III  |
| Contro         | defined Cambridge         |   |  |
|                | City Centre?              |   |  |
|                |                           |   |  |
| Distance: GP   | How far is the            |   | R = >800m  |
| Service        | nearest health            |   |  |
|                | centre or GP              |   | 997m ACF from centre of site to Firs House   |
|                | service?                  |   | Surgery, Cottenham.  |
| Key Local      | Will it improve           |   | AMBER = No impact on facilities (or  |
| Facilities     | quality and range         |   | satisfactory mitigation proposed).   |
|                | of key local              |   |  |
|                | services and              |   | No facilities lost, and no new facilities  |
|                | facilities including      |   | proposed directly as a result of the   |
|                | health, education         |   | development.   |
|                | and leisure (shops,       |   |  |
|                | post offices, pubs        |   |  |
| _              | etc?)                     |   |  |
| Community      | Will it encourage         |   | GREEN = Development would not lead to  |
| Facilities     | and enable                |   | the loss of any community facilities or  |
|                | engagement in             |   | replacement / appropriate mitigation   |
|                | community                 |   | possible   |

|               | activities                             |  |
|---------------|--|--|
| Integration   | How well would the                     | AMBER = Adequate scope for integration   |
| with Existing | development on                         | with existing communities  |
| Communities   | the site integrate                     | , and the second |
|               | with existing                          |  |
|               | communities?                           |  |
| ECONOMY       | -                                      |  |
| Deprivation   | Does it address                        | AMBER = Not within or adjacent to the 40%  |
| (Cambridge)   | pockets of income                      | most deprived Super Output Areas within  |
|               | and employment                         | Cambridge according to the Index of  |
|               | deprivation                            | Multiple Deprivation 2010.   |
|               | particularly in                        |  |
|               | Abbey Ward and                         |  |
|               | Kings Hedges?                          |  |
|               | Would allocation                       |  |
|               | result in                              |  |
|               | development in                         |  |
|               | deprived wards of                      |  |
|               | Cambridge?                             |  |
| Shopping      | Will it protect the                    | GREEN = No effect or would support the   |
|               | shopping                               | vitality and viability of existing centres   |
|               | hierarchy,                             |  |
|               | supporting the                         | Development would have no effect on  |
|               | vitality and viability                 | vitality or viability of existing centres. The   |
|               | of Cambridge,                          | indicator is likely to apply particularly to sites   |
|               | town, district and                     | which include retail, offices, or leisure uses.  |
|               | local centres?                         |  |
| Employment -  | How far is the                         | RED = >3km   |
| Accessibility | nearest main                           |  |
|               | employment                             | 4.1km ACF from centre of site to South   |
|               | centre?                                | Cambridgeshire 006D (Histon, including   |
| - , ,         | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | Vision Park)   |
| Employment -  | Would                                  | A = Some loss of employment land and job   |
| Land          | development result                     | opportunities mitigated by alternative   |
|               | in the loss of                         | allocation in the area (< 50%).  |
|               | employment land,                       | <b>B</b> 1 ( ) ( )   |
|               | or deliver new                         | Development would have a minor negative  |
|               | employment land?                       | effect on employment opportunities, as a   |
|               |  | result of the loss of existing employment  |
|               |  | land. Loss of commercial sawmill with  |
|               |  | buildings with an approximate floor area of  |
|               |  | 8,000 sq/ft and with open storage and part   |
| Licke         | AAPH 101                               | paddock.   |
| Utilities     | Will it improve the                    | GREEN = Existing infrastructure likely to be   |
|               | level of investment                    | sufficient   |
|               | in key community                       | Davidan mant and are seen and the seen as  |
|               | services and                           | Development can use existing capacity in   |
|               | infrastructure,                        | utilities infrastructure. However, there is  |
|               | including                              | insufficient spare mains water capacity  |
|               | communications                         | within the distribution zone to supply the   |
|               | infrastructure and                     | number of proposed properties which could  |
|               | broadband?                             | arise if all the SHLAA sites within the zone   |
|               |  | were to be developed. The sewerage   |
|               |  | network is approaching capacity and will   |

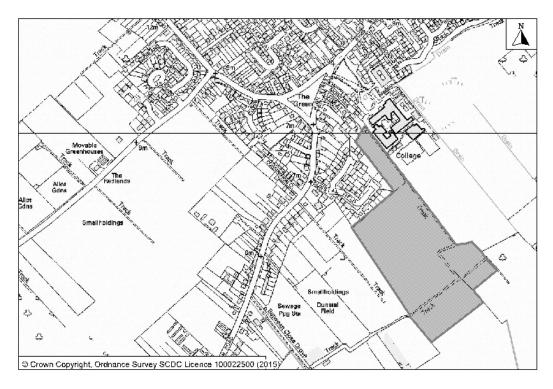
|               |                               |   | require investigation and possibly mitigation.                                 |
|---------------|-------------------------------|---|--|
| Education     | Is there sufficient           |   | RED = School capacity not sufficient,  |
| Capacity      | education                     |   | constraints cannot be appropriately  |
|               | capacity?                     |   | mitigated.   |
|               |                               |   |  |
|               |                               |   | UPDATE: The SHLAA update records that  |
|               |                               |   | there is no capacity to further extend the                                     |
|               |                               |   | primary school. Development of this scale                                      |
|               |                               |   | would not be sufficient to deliver a new                                       |
|               |                               |   | primary school.<br>(Score changed from Green to Red.)                          |
| Distance:     | How far is the                |   | A = 400 - 800m   |
| Primary       | nearest primary               |   | A = 400 - 000m   |
| School        | school?                       |   | 788m ACF from centre of site to Cottenham                                      |
| 00.1001       | 00110011                      |   | Primary School.  |
| Distance:     | How far is the                |   | G = Within 1km (or site large enough to  |
| Secondary     | nearest secondary             |   | provide new)   |
| School        | school?                       |   |  |
|               |                               |   | 0.6km ACF from centre of site to Cottenham                                     |
|               |                               |   | Village College.   |
| TRANSPORT     | 1100                          | l |  |
| Cycle Routes  | What type of cycle            |   | AMBER = Medium quality off-road path.  |
|               | routes are accessible near to |   | The only evole route in Cottenham is along                                     |
|               | the site?                     |   | The only cycle route in Cottenham is along Histon Road towards Cambridge. This |
|               | lile sile:                    |   | comprises a mix of on- and off-road  |
|               |                               |   | provision, of variable quality. It is a heavily                                |
|               |                               |   | trafficked route with a mix of traffic speeds.                                 |
|               |                               |   | Provision or contribution from this site would                                 |
|               |                               |   | result in only minor improvement to cycling                                    |
|               |                               |   | facilities. The site should be able to connect                                 |
|               |                               |   | to this route.   |
| HQPT          | Is there High                 |   | AMBER = service meets requirements of  |
|               | Quality Public                |   | high quality public transport in most but not                                  |
|               | Transport (at edge of site)?  |   | all instances  |
| Sustainable   | Scoring                       |   | GREEN = Score 15-19 from 4 criteria below                                      |
| Transport     | mechanism has                 |   | GREEN = GOOLE 10 10 HOIT 4 CHICHA BEIOW  |
| Score (SCDC)  | been developed to             |   | Total score of 17.   |
|               | consider access to            |   |  |
|               | and quality of                |   |  |
|               | public transport,             |   |  |
|               | and cycling. Scores           |   |  |
|               | determined by the             |   |  |
|               | four criteria below.          |   |  |
| Distance: bus |                               |   | GG = Within 400m (6)   |
| stop / rail   |                               |   | GG   |
| station       |                               |   | 192m ACF from the centre of the site to the                                    |
|               |                               |   | nearest bus stop.  |
| Frequency of  |                               |   | G = 20 minute frequency (4)  |
| Public        |                               |   |  |
| Transport     |                               |   |  |
| Public        |                               |   | A = 31 to 40 minutes (3)   |

| transport<br>journey time to<br>City Centre |   | 37 Minutes from Cottenham to Cambridge.  |
|---|---|--|
| Distance for cycling to City Centre         |   | G = 5km to 10km (4)  8.30km ACF from the centre of the site to   |
|   |   | Cambridge Market.  |
| Distance:<br>Railway<br>Station             | How far is the site from an existing or proposed train  | R = >800m<br>5,744m ACF from centre of the site to   |
|   | station?  | Waterbeach Station.  |
| Access                                      | Will it provide safe access to the highway network, where there is                            | AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.  |
| No. Oan                                     | available capacity?   | Minor negative effects incapable of mitigation. Access constraints - the existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes. |
| Non-Car<br>Facilities                       | Will it make the transport network safer for public transport, walking or cycling facilities? | GREEN = Significant improvements to public transport, cycling, walking facilities  |
|   | or cycling facilities!  |  |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC054 |              |
| Consultation Reference numbers: |              |

Site name/address: Land at the rear of 335 High Street, Cottenham

## Map:



**Site description:** The site lies adjacent to the south eastern edge of Cottenham, to the south of the Village College and to rear of residential properties on High Street and Bramley Close. The site comprises open agricultural land with minimal boundary planting, leaving the site exposed to long distance views to the south and east.

Current use(s): Agricultural

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

Site size (ha): South Cambridgeshire: 10.00 ha

Potential residential capacity: 225 dwellings (30 dph)

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

|  | agricultural land?    |   |
|--|-----------------------|---|
| Minerals                               | Will it avoid the     | GREEN = Site is not within an allocated or                                    |
| ······································ | sterilisation of      | safeguarded area.   |
|  | economic mineral      | 3   |
|  | reserves?             |   |
| POLLUTION                              | 1.00000.              |   |
| Air Quality                            | Would the             | GREEN = Minimal, no impact, reduced   |
|  | development of the    | impact  |
|  | sites result in an    | •   |
|  | adverse               | Development unlikely to impact on air   |
|  | impact/worsening      | quality. Site lies in an area where air quality                               |
|  | of air quality?       | acceptable.   |
|  |                       | •   |
| AQMA                                   | Is the site within or | GREEN = >1,000m of an AQMA, M11, or   |
|  | near to an AQMA,      | A14   |
|  | the M11 or the        |   |
|  | A14?                  |   |
| Pollution                              | Are there potential   | AMBER = Adverse impacts capable of  |
|  | Odour, light noise    | adequate mitigation   |
|  | and vibration         |   |
|  | problems if the site  | Development compatible with neighbouring                                      |
|  | is developed, as a    | uses. Some minor to moderate additional                                       |
|  | receptor or           | road traffic noise generation impact on                                       |
|  | generator             | existing residential due to development                                       |
|  | (including            | related car movements but dependent on  |
|  | compatibility with    | location of site entrance. The northern part                                  |
|  | neighbouring          | of the site will be immediately adjacent to                                   |
|  | uses)?                | Cottenham Village College & Sports Grounds and such short distance separation |
|  |                       | between recreation and residential is   |
|  |                       | unlikely to be in accordance with SCDCs                                       |
|  |                       | Open Space SPD. Minor to moderate noise                                       |
|  |                       | related issues from recreation uses but                                       |
|  |                       | noise not quantified and could be mitigated                                   |
|  |                       | off site if it is an issue by s106 but requires                               |
|  |                       | full cooperation of College.  |
| Contamination                          | Is there possible     | GREEN = Site not within or adjacent to an                                     |
| 30                                     | contamination on      | area with a history of contamination  |
|  | the site?             | a.ca mara motory or contamination   |
| Water                                  | Will it protect and   | GREEN = No impact / Capable of full   |
|  | where possible        | mitigation  |
|  | enhance the quality   | <b>.</b>  |
|  | of the water          | Assumptions for a neutral impact are that                                     |
|  | environment?          | appropriate standards and pollution control                                   |
|  |                       | measures will achieved through the  |
|  |                       | development process, e.g. as part of  |
|  |                       | Sustainable Drainage Systems (Suds).  |
| BIODIVERSITY                           | ,                     |   |
| Designated                             | Will it conserve      | GREEN = Does not contain, is not adjacent                                     |
| Sites                                  | protected species     | to designated for nature conservation or                                      |
|  | and protect sites     | recognised as containing protected species,                                   |
|  | designated for        | or local area will be developed as  |
|  | nature                | greenspace. No or negligible impacts  |
|  | conservation          |   |

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

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

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

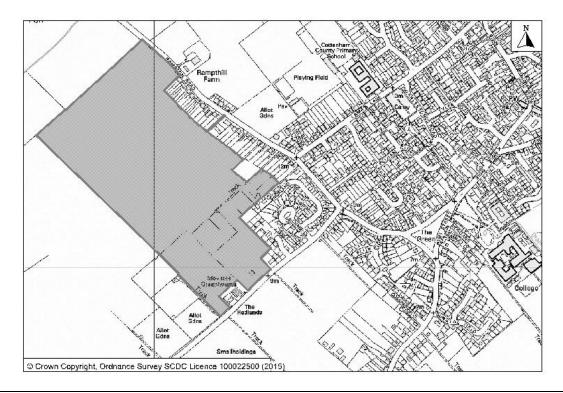
|               | T                                     |  |
|---------------|---------------------------------------|--|
|               | facilities including                  | proposed directly as a result of the               |
|               | health, education                     | development.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

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

|                 | T                      | <br>1                                       |
|-----------------|------------------------|---|
|                 | public transport,      |   |
|                 | and cycling. Scores    |   |
|                 | determined by the      |   |
|                 | four criteria below.   |   |
|                 |                        |   |
| Distance: bus   |                        | G = Within 600m (4)                         |
| stop / rail     |                        | 3 min 555m (1)                              |
| station         |                        | 466m ACF from the centre of the site to the |
| Station         |                        |   |
|                 |                        | nearest bus stop (Citi 8).                  |
| Frequency of    |                        | G = 20 minute frequency (4)                 |
| Public          |                        |   |
| Transport       |                        |   |
| Public          |                        | A = 31 to 40 minutes (3)                    |
| transport       |                        |   |
| journey time to |                        | 37 Minutes from Cottenham to Cambridge.     |
| City Centre     |                        |   |
| Distance for    |                        | G = 5km to 10km (4)                         |
| cycling to City |                        | , ,   |
| Centre          |                        | 8.21km ACF from the centre of the site to   |
|                 |                        | Cambridge Market.                           |
| Distance:       | How far is the site    | R = >800m                                   |
| Railway         | from an existing or    | 1. 7 555111                                 |
| Station         | proposed train         | 5,192m ACF from centre of the site to       |
| Otation         | station?               | Waterbeach Station.                         |
| Access          | Will it provide safe   | RED = Insufficient capacity / access.       |
| ACCESS          | access to the          |   |
|                 |                        | Negative effects incapable of appropriate   |
|                 | highway network,       | mitigation.                                 |
|                 | where there is         |   |
|                 | available capacity?    | The site does not appear to have a direct   |
|                 |                        | link to the adopted public highway.         |
| Non-Car         | Will it make the       | AMBER = No impacts                          |
| Facilities      | transport network      | ·   |
|                 | safer for public       |   |
|                 | transport, walking     |   |
|                 | or cycling facilities? |   |
|                 | or byoming radinates:  |   |

| Site Information  |              |  |
|---|--------------|--|
| Development Sequence  | Rural Centre |  |
| Site reference number(s): SC113   |              |  |
| Consultation Reference numbers:   |              |  |
| Site name/address: Land behind Rampton Road / Oakington Road, Cottenham |              |  |

## Мар:



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

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

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

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

Site size (ha): South Cambridgeshire: 26.61 ha

Potential residential capacity: 175 dwellings (30 dph)

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

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

|                       | naturo               |              | groonanga. Na ar nagligible impacts            |
|-----------------------|----------------------|--------------|--|
|                       | nature               |              | greenspace. No or negligible impacts           |
|                       | conservation         |              |  |
|                       | interest, and        |              |  |
|                       | geodiversity?        |              |  |
|                       | (Including           |              |  |
|                       | International and    |              |  |
|                       | locally designated   |              |  |
|                       | sites)               |              |  |
| Biodiversity          | Would                |              | AMBER = Development would have a               |
|                       | development          |              | negative impact on existing features or        |
|                       | reduce habitat       |              | network links but capable of appropriate       |
|                       | fragmentation,       |              | mitigation                                     |
|                       | enhance              |              | ······gao···                                   |
|                       | native species, and  |              | Assumptions for a neutral impact are that      |
|                       | help deliver habitat |              | existing features that warrant retention can   |
|                       | restoration (helping |              | •  |
|                       | to achieve           |              | be retained or appropriate mitigation will be  |
|                       |                      |              | achieved through the development process.      |
|                       | Biodiversity Action  |              |  |
|                       | Plan targets, and    |              |  |
|                       | maintain             |              |  |
|                       | connectivity         |              |  |
|                       | between green        |              |  |
|                       | infrastructure?)     |              |  |
| TPO                   | Are there trees on   |              | GREEN = Site does not contain or adjoin        |
|                       | site or immediately  |              | any protected trees                            |
|                       | adjacent protected   |              |  |
|                       | by a Tree            |              |  |
|                       | Preservation Order   |              |  |
|                       | (TPO)?               |              |  |
| Green                 | Will it improve      |              | AMBER = No significant opportunities or        |
| Infrastructure        | access to wildlife   |              | loss of existing green infrastructure capable  |
| i i i i dotta dotta o | and green spaces,    |              | of appropriate mitigation                      |
|                       | through delivery of  |              | or appropriate magation                        |
|                       | and access to        |              | Development would create minor                 |
|                       |                      |              | opportunities for new Green Infrastructure     |
|                       | green                |              |  |
|                       | infrastructure?      |              | as the promoter proposes provision of          |
|                       |                      |              | recreation. It may be possible to provide a    |
|                       |                      |              | link to the Cottenham Lode a footpath to the   |
| 1 4 1 1 2 2 4 3 5 5   |                      |              | west of the site.                              |
| ·                     | TOWNSCAPE AND C      | UL I URAL HI |  |
| Landscape             | Will it maintain and |              | RED = Significant negative impact on           |
|                       | enhance the          |              | landscape character, no satisfactory           |
|                       | diversity and        |              | mitigation measures possible.                  |
|                       | distinctiveness of   |              |  |
|                       | landscape            |              | The site forms part of the wider setting of    |
|                       | character?           |              | the western flank of the village, located on a |
|                       |                      |              | ridge and very visible from the surrounding    |
|                       |                      |              | countryside. It will be very visible from the  |
|                       |                      |              | Cottenham Lode footpath and is visible         |
|                       |                      |              | across the Green Belt from Histon Road to      |
|                       |                      |              | the south, therefore development will be       |
|                       |                      |              | harmful to the character of this part of the   |
|                       |                      |              | village.                                       |
|                       |                      |              | village.                                       |
| 1                     | 1                    |              |  |

|             |  |  | (UPDATE To reflect SHLAA errata August 2015)   |  |
|-------------|--|--|--|--|
|             |  |  | ,  |  |
| Townscape   | Will it maintain and enhance the diversity and   |  | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.  |  |
|             | distinctiveness of townscape character, including through appropriate design and scale of development?   |  | The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development will be harmful to the character of this part of the village. |  |
|             |  |  | (UPDATE To reflect SHLAA errata August 2015)   |  |
| Green Belt  | What effect would<br>the development of<br>this site have on<br>Green Belt<br>purposes?  |  | GREEN = No impact or Minor positive impact on Green Belt purposes  |  |
| Heritage    | Will it protect or   |  | GREEN = Site does not contain or adjoin  |  |
| 3           | enhance sites,<br>features or areas of<br>historical,  |  | such buildings, sites or features, and there is no impact to the setting   |  |
|             | archaeological, or<br>cultural interest<br>(including<br>conservation<br>areas, listed<br>buildings,<br>registered parks<br>and gardens and<br>scheduled |  | 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.  |  |
| <u> </u>    | monuments)?  |  |  |  |
| CLIMATE CHA |  |  | AMPED - Chandard was in the fact   |  |
| Renewables  | Will it support the use of renewable energy resources?   |  | AMBER = Standard requirements for renewables would apply   |  |
| Flood Risk  | Is site within at flood risk?  |  | GREEN = Flood Zone 1 / low risk  |  |
|             |  |  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |  |
| HUMAN HEAL  | HUMAN HEALTH AND WELL BEING  |  |  |  |
| Open Space  | Will it increase the   |  | GREEN = Assumes minimum on-site  |  |
|             | quantity and quality of publically accessible open   |  | provision to adopted plan standards is provided onsite   |  |
|             | space?   |  | Development would create minor opportunities for new public open space as  |  |

|                          |                                     | the promoter proposes provision of ones   |
|--------------------------|-------------------------------------|---|
|                          |                                     | the promoter proposes provision of open   |
| Distance:                | How far is the                      | space as part of the development.   |
|                          | nearest outdoor                     | GREEN = <1km or onsite provision  |
| Outdoor Sport Facilities |                                     | 0.5km ACF from centre of the site to  |
| racilities               | sports facilities?                  |   |
| Distance Disv            | How far is the                      | Cottenham Recreation Ground.  AMBER = 400-800m  |
| Distance: Play           |                                     | AIVIBER = 400-800111  |
| Facilities               | nearest play space for children and | 609m ACF from centre of the site to   |
|                          |                                     |   |
| O. 122 C. 1              | teenagers?                          | Cottenham Recreation Ground.  |
| Gypsy &                  | Will it provide for                 | AMBER = No Impact   |
| Traveller                | the                                 |   |
|                          | accommodation                       |   |
|                          | needs of Gypsies and Travellers and |   |
|                          |                                     |   |
|                          | Travelling                          |   |
| Distance:                | Showpeople?  How far is the site    | R = >800m   |
| Distance: District or    | from the nearest                    | N - /000III   |
| Local Centre             | District or Local                   | 1.000m from the centre of the cite to a point   |
| Local Certife            | centre?                             | 1,099m from the centre of the site to a point along the High Street / B1049. Services |
|                          | Cerille                             | and facilities run a long way along   |
|                          |                                     |   |
| Distance: City           | How far is the site                 | Cottenham High Street. R = >800m  |
| Centre                   | from edge of                        | K - 2000III   |
| Centre                   | defined Cambridge                   |   |
|                          | City Centre?                        |   |
| Distance: GP             | How far is the                      | R = >800m   |
| Service                  | nearest health                      | IX = >000III  |
| Service                  | centre or GP                        | 1,130m ACF from centre of site to The   |
|                          | service?                            | Cottenham Surgery.  |
| Key Local                | Will it improve                     | AMBER = No impact on facilities (or   |
| Facilities               | quality and range                   | satisfactory mitigation proposed).  |
| 1 domines                | of key local                        | Satisfactory mitigation proposed).  |
|                          | services and                        | No facilities lost, and no new facilities   |
|                          | facilities including                | proposed directly as a result of the  |
|                          | health, education                   | development.  |
|                          | and leisure (shops,                 | do volopinoni.  |
|                          | post offices, pubs                  |   |
|                          | etc?)                               |   |
| Community                | Will it encourage                   | GREEN = Development would not lead to   |
| Facilities               | and enable                          | the loss of any community facilities or   |
|                          | engagement in                       | replacement / appropriate mitigation  |
|                          | community                           | possible  |
|                          | activities?                         |   |
|                          |                                     | No facilities lost, and no new facilities   |
|                          |                                     | proposed directly as a result of the  |
|                          |                                     | development.  |
| Integration              | How well would the                  | AMBER = Adequate scope for integration  |
| with Existing            | development on                      | with existing communities   |
| Communities              | the site integrate                  |   |
|                          | with existing                       |   |
|                          | communities?                        |   |
| ECONOMY                  | 1                                   |   |
| LCCINCIVI I              |                                     |   |

| Dametration   | Dece it                | <br>AMPED - Not with the second control of the 400/ |
|---------------|------------------------|---|
| Deprivation   | Does it address        | AMBER = Not within or adjacent to the 40%           |
| (Cambridge)   | pockets of income      | most deprived Super Output Areas within             |
|               | and employment         | Cambridge according to the Index of                 |
|               | deprivation            | Multiple Deprivation 2010.                          |
|               | particularly in        |   |
|               | Abbey Ward and         |   |
|               | Kings Hedges?          |   |
|               | Would allocation       |   |
|               | result in              |   |
|               | development in         |   |
|               | deprived wards of      |   |
|               | Cambridge?             |   |
| Channing      | Will it protect the    | CDEEN - No offeet or would support the              |
| Shopping      | •                      | GREEN = No effect or would support the              |
|               | shopping               | vitality and viability of existing centres          |
|               | hierarchy,             |   |
|               | supporting the         | Development would have no effect on                 |
|               | vitality and viability | vitality or viability of existing centres. The      |
|               | of Cambridge,          | indicator is likely to apply particularly to sites  |
|               | town, district and     | which include retail, offices, or leisure uses.     |
|               | local centres?         |   |
| Employment -  | How far is the         | RED = >3km  |
| Accessibility | nearest main           |   |
| ,             | employment             | 4.4km ACF from centre of site to South              |
|               | centre?                | Cambridgeshire 006D (Histon, including              |
|               | 00.16.01               | Vision Park)  |
| Employment -  | Would                  | G = No loss of employment land / allocation         |
| Land          | development result     | is for employment development                       |
| Land          | in the loss of         | is for employment development                       |
|               | employment land,       | Development would support minor                     |
|               | or deliver new         | l : : : : : : : : : : : : : : : : : : :             |
|               |                        | additional employment opportunities.                |
| 1.14:1:4:     | employment land?       | ODEEN Eviation infra structure likely to be         |
| Utilities     | Will it improve the    | GREEN = Existing infrastructure likely to be        |
|               | level of investment    | sufficient  |
|               | in key community       |   |
|               | services and           | Minor Utilities Infrastructure improvements         |
|               | infrastructure,        | required, but constraints can be addressed.         |
|               | including              | Electricity is likely to require reinforcement.     |
|               | communications         | There is insufficient spare mains water             |
|               | infrastructure and     | capacity within the distribution zone to            |
|               | broadband?             | supply the number of proposed properties            |
|               |                        | which could arise if all the SHLAA sites            |
|               |                        | within the zone were to be developed. Gas           |
|               |                        | is likely to require reinforcement. The             |
|               |                        | sewerage network is approaching capacity            |
|               |                        | and will require investigation and possibly         |
|               |                        | mitigation.   |
| Education     | Is there sufficient    | •   |
|               |                        | RED = School capacity not sufficient,               |
| Capacity      | education              | constraints cannot be appropriately                 |
|               | capacity?              | mitigated.  |
|               |                        |   |
|               |                        | UPDATE: The SHLAA update records that               |
|               |                        | there is no capacity to further extend the          |
|               |                        | primary school. Development of this scale           |
|               |                        | would not be sufficient to deliver a new            |

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

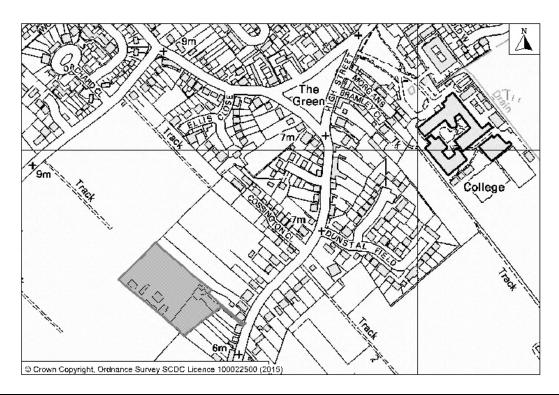
| Public                                      |  | A = 31 to 40 minutes (3)  |
|---|--|---|
| transport<br>journey time to<br>City Centre |  | 43 Minutes from Cottenham to Ely.   |
| -   |  | 37 Minutes from Cottenham to Cambridge.   |
| Distance for cycling to City                |  | G = 5km to 10km (4)   |
| Centre                                      |  | 8.85km ACF from the centre of the site to Cambridge Market.   |
| Distance:                                   | How far is the site  | R = >800m   |
| Railway<br>Station                          | from an existing or proposed train station?                      | 6,456m ACF from centre of the site to Waterbeach Station.   |
| Access                                      | Will it provide safe access to the                               | GREEN = No capacity / access constraints identified that cannot be fully mitigated  |
|   | highway network, where there is available capacity?              | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes. It should be possible to provide safe road access onto Rampton Road and Oakington Road. The County Council are concerned about the Rampton Road / Oakington Road junction, however the developer's illustrative masterplan proposes a road through the development which could help alleviate capacity at this junction. |
| Non-Car                                     | Will it make the   | GREEN = Significant improvements to   |
| Facilities                                  | transport network  | public transport, cycling, walking facilities   |
|   | safer for public<br>transport, walking<br>or cycling facilities? | The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.  |

| Site Information     |              |
|----------------------|--------------|
| Development Sequence | Rural Centre |
| 64 ( ) 00404         |              |

Site reference number(s): SC124

Consultation Reference numbers: 27 (I&O 2012)
Site name/address: Cottenham Sawmills, Cottenham

Мар:



**Site description:** The larger part of this site, to the north west side of Histon Road, located to the south of Cottenham is in use as a sawmill and the remainder of the land is paddock. The site is situated to the rear of residential properties with long plots, accessed via a long tarmac driveway. The sawmill site is separated from the dwellings by a paddock which is screened from the dwellings by trees, and there is a hedgerow along the south western boundary. The paddock is exposed to the sawmill site, where the sawmill buildings are largely concentrated in the south west side of site. The remainder of land is rough grass interspersed with stacks of logs. There is hedgerow along north west and south west boundaries but north east boundary only has an intermittent hedge and the site is exposed to rear gardens to the north east.

Note: the site is also forms part of a proposal for site 125.

**Current use(s):** Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.

Proposed use(s): 32 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.35 ha

Potential residential capacity: 27 dwellings (30 dph)

| LAND |                   |   |      |
|------|-------------------|---|------|
| PDL  | Would             | AMBER = Partially on PDL                |      |
|      | development make  |   |      |
|      | use of previously | Approximately 2/3 of the site is previo | usly |

|               | developed land?                  |   | developed land - this includes the former sawmill buildings and areas of land used for storage. |
|---------------|----------------------------------|---|---|
| Agricultural  | Would                            |   | AMBER = Minor loss of grade 1 and 2 land  |
| Land          | development lead                 |   | 7 WIDER - Willion 1000 of grade 1 and 2 land  |
| Lana          | to the loss of the               |   | Minor loss of best and most versatile   |
|               | best and most                    |   | agricultural land (Grades 1 and 2) - small  |
|               | versatile                        |   | site but all Grade 1. Not currently in  |
|               |                                  |   | l   |
| Misses        | agricultural land?               |   | agricultural use.   |
| Minerals      | Will it avoid the                |   | GREEN = Site is not within an allocated or  |
|               | sterilisation of                 |   | safeguarded area.   |
|               | economic mineral                 |   |   |
|               | reserves?                        |   |   |
| POLLUTION     | T                                | ı |   |
| Air Quality   | Would the                        |   | GREEN = Minimal, no impact, reduced   |
|               | development of the               |   | impact  |
|               | sites result in an               |   |   |
|               | adverse                          |   | Development unlikely to impact on air   |
|               | impact/worsening                 |   | quality. Site lies in an area where air quality   |
|               | of air quality?                  |   | acceptable.   |
|               |                                  |   |   |
| AQMA          | Is the site within or            |   | GREEN = >1,000m of an AQMA, M11, or   |
|               | near to an AQMA,                 |   | A14   |
|               | the M11 or the                   |   |   |
|               | A14?                             |   |   |
| Pollution     | Are there potential              |   | GREEN = No adverse effects or capable of  |
|               | Odour, light noise               |   | full mitigation   |
|               | and vibration                    |   |   |
|               | problems if the site             |   | Development compatible with neighbouring  |
|               | is developed, as a               |   | uses. Historically an industrial / commercial   |
|               | receptor or                      |   | type use on site Cottenham Sawmill, so  |
|               | generator                        |   | allocating this site for residential likely to  |
|               | (including                       |   | have a positive impact. However, some   |
|               | compatibility with               |   | minor to moderate additional road traffic   |
|               | neighbouring                     |   | noise generation due to development   |
|               | uses)?                           |   | related car movements related to final site   |
|               | ,                                |   | entrance.   |
| Contamination | Is there possible                |   | AMBER = Site partially within or adjacent to  |
|               | contamination on                 |   | an area with a history of contamination, or   |
|               | the site?                        |   | capable of remediation appropriate to   |
|               | the one.                         |   | proposed development (potential to achieve  |
|               |                                  |   | benefits subject to appropriate mitigation)   |
|               |                                  |   | bonome subject to appropriate mitigation)   |
|               |                                  |   | This site is partly in industrial / commercial  |
|               |                                  |   | use (sawmill) and may have contaminated   |
|               |                                  |   | land. Potential for minor benefits through  |
|               |                                  |   | remediation of minor contamination.   |
| Water         | Will it protect and              |   | GREEN = No impact / Capable of full   |
| vvaloi        | where possible                   |   | mitigation  |
|               |                                  |   | i iiiiigalion<br>   |
|               | enhance the quality of the water |   | Accumptions for a nautral impact are that   |
|               | environment?                     |   | Assumptions for a neutral impact are that   |
|               | environment?                     |   | appropriate standards and pollution control   |
|               |                                  |   | measures will achieved through the  |
|               |                                  |   | development process, e.g. as part of  |

|                         |  |            | Sustainable Drainage Systems (Suds).  |
|-------------------------|--|------------|---|
| BIODIVERSITY            | ı  |            | <u> </u>  |
| Designated<br>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<br>Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?   |            | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision.   |
|                         | TOWNSCAPE AND C  | ULTURAL HI |   |
| Landscape               | Will it maintain and enhance the diversity and distinctiveness of landscape character?   |            | AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a |

|              | 1                           |  |
|--------------|-----------------------------|--|
|              |                             | prominent location, which would alter the  |
|              |                             | current rural character and setting of the   |
|              |                             | village and impact on the purposes and   |
|              |                             | function of the Green Belt in this location.   |
|              |                             | The proposer suggests that development   |
|              |                             | will remove the large, bland sawmill and   |
|              |                             | replace them with modest dwellings and   |
|              |                             | landscaped areas to create a softer edge to  |
|              |                             | the village. However, the rear part of the   |
|              |                             | site, with the sawmill uses would  |
|              |                             | dramatically alter the linear character of the   |
|              |                             | •  |
| T            | VA/:II it parairataira arad | road.  |
| Townscape    | Will it maintain and        | AMBER = negative impact on townscape   |
|              | enhance the                 | character, incapable of mitigation.  |
|              | diversity and               |  |
|              | distinctiveness of          | Minor Negative Impact (development   |
|              | townscape                   | conflicts with townscape character, minor  |
|              | character, including        | negative impacts incapable of mitigation) -  |
|              | through                     | The character of this part of the village is   |
|              | appropriate design          | linear, with long rear gardens. Development  |
|              | and scale of                | of this site would create a large area of  |
|              | development?                | residential development in a cul-de-sac, in a  |
|              |                             | prominent location, which would alter the  |
|              |                             | character of this largely ribbon part of the   |
|              |                             | settlement.  |
| Green Belt   | What effect would           |  |
| Green beit   |                             | AMBER = negative impact on Greenbelt   |
|              | the development of          | purposes   |
|              | this site have on           |  |
|              | Green Belt                  |  |
|              | purposes?                   |  |
| Heritage     | Will it protect or          | GREEN = Site does not contain or adjoin  |
|              | enhance sites,              | such buildings, sites or features, and there   |
|              | features or areas of        | is no impact to the setting  |
|              | historical,                 |  |
|              | archaeological, or          | Neutral impact (existing features retained,  |
|              | cultural interest           | or appropriate mitigation possible).   |
|              | (including                  | Archaeological potential will require further  |
|              | conservation                | information but the assumption for a neutral   |
|              | areas, listed               | impact is that it is likely appropriate  |
|              | buildings,                  | mitigation can be achieved through the   |
|              | registered parks            | development process.   |
|              |                             | uevelopinent process.  |
|              | and gardens and             |  |
|              | scheduled                   |  |
| A. 11        | monuments)?                 |  |
| CLIMATE CHAI |                             |  |
| Renewables   | Will it support the         | AMBER = Standard requirements for  |
|              | use of renewable            | renewables would apply   |
|              | energy resources?           |  |
| Flood Risk   | Is site within at           | GREEN = Flood Zone 1 / low risk  |
|              | flood risk?                 |  |
|              |                             | Flood Zone 1 and no drainage issues that   |
|              |                             | cannot be appropriately addressed.   |
| HUMAN HEALT  | TH AND WELL BEING           | The state of the s |
| Open Space   | Will it increase the        | GREEN = Assumes minimum on-site  |
| Open Opace   | I will it illerease tile    | OVERIA - VOSCILIES IIIIIIIIIIIIIIIIIIIIIII   |

|                | T                    |  |
|----------------|----------------------|--|
|                | quantity and quality | provision to adopted plan standards is       |
|                | of publically        | provided onsite                              |
|                | accessible open      |  |
|                | space?               | Development would create minor               |
|                |                      | opportunities for new public open space as   |
|                |                      | the promoter proposes provision of open      |
|                |                      | space as part of the development.            |
| Distance:      | How far is the       | GREEN = <1km or onsite provision             |
| Outdoor Sport  | nearest outdoor      | Orazzir arian er enene provieten             |
| Facilities     | sports facilities?   | 0.9km ACF from centre of the site to         |
| 1 dominos      | oporto raomitico:    | Cottenham Recreation Ground.                 |
| Distance: Play | How far is the       | RED = >800m                                  |
| Facilities     | nearest play space   | KEB = 2000III                                |
| Facilities     | for children and     | 930m ACF from centre of the site to          |
|                |                      |  |
| Cumari 0       | teenagers?           | Cottenham Recreation Ground.                 |
| Gypsy &        | Will it provide for  | AMBER = No Impact                            |
| Traveller      | the                  |  |
|                | accommodation        |  |
|                | needs of Gypsies     |  |
|                | and Travellers and   |  |
|                | Travelling           |  |
|                | Showpeople?          |  |
| Distance:      | How far is the site  | R = 800m                                     |
| District or    | from the nearest     |  |
| Local Centre   | District or Local    | 987m from the centre of the site to a point  |
|                | centre?              | along the High Street / B1049. Services      |
|                |                      | and facilities run a long way along          |
|                |                      | Cottenham High Street.                       |
| Distance: City | How far is the site  | R = >800m                                    |
| Centre         | from edge of         |  |
|                | defined Cambridge    |  |
|                | City Centre?         |  |
| Distance: GP   | How far is the       | R = >800m                                    |
| Service        | nearest health       |  |
| 1              | centre or GP         | 996m ACF from centre of site to Firs House   |
|                | service?             | Surgery, Cottenham.                          |
| Key Local      | Will it improve      | AMBER = No impact on facilities (or          |
| Facilities     | quality and range    | satisfactory mitigation proposed).           |
| . dominos      | of key local         | candidatory mingunon proposed).              |
|                | services and         | No facilities lost, and no new facilities    |
|                | facilities including | proposed directly as a result of the         |
|                | health, education    | development.                                 |
|                | 1                    | иелеюринент.                                 |
|                | and leisure (shops,  |  |
|                | post offices, pubs   |  |
| 0              | etc?)                | ODEEN David 1 1 1 1 1                        |
| Community      | Will it encourage    | GREEN = Development would not lead to        |
| Facilities     | and enable           | the loss of any community facilities or      |
|                | engagement in        | replacement /appropriate mitigation possible |
|                | community            |  |
|                | activities?          | No facilities lost, and no new facilities    |
|                |                      | proposed directly as a result of the         |
|                |                      | development.                                 |
| Integration    | How well would the   | AMBER = Adequate scope for integration       |
| with Existing  | development on       | with existing communities                    |
|                |                      | J  |

| Communities                   | the site integrate with existing   |  |
|-------------------------------|--|--|
|                               | communities?   |  |
| ECONOMY                       |  |  |
| Deprivation<br>(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 -<br>Accessibility | How far is the nearest main employment centre?   | RED = >3km  4.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)   |
| Employment -<br>Land          | Would development result in the loss of employment land, or deliver new employment land?   | A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock. Only employs two members of staff.                               |
| 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. |

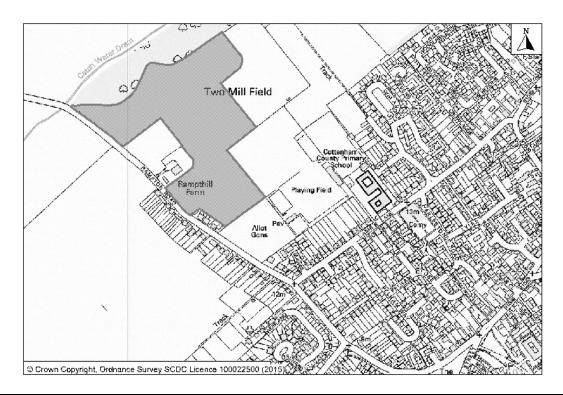
| TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  AMBER = Medium quality off-road path.  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Sustainable Transport on declaration has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.   | Education<br>Capacity | Is there sufficient education capacity?  | RED = School capacity not sufficient, constraints cannot be appropriately mitigated.   |
|--|-----------------------|--|--|
| Primary School school? 788m ACF from centre of site to Cottenham Primary School.  Distance: How far is the nearest secondary School 90.6km ACF from centre of site to Cottenham Primary School 90.6km ACF from centre of site to Cottenham Village College.  TRANSPORT  Cycle Routes What type of cycle routes are accessible near to the site? AMBER = Medium quality off-road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT Is there High Quality Public Transport (at edge of site)? AMBER = service meets requirements of high quality public transport in most but not all instances  GREEN = Score 15-19 from 4 criteria below Total score of 17.   |                       |  | primary school beyond its current proposed expansion; therefore new primary school places created by this site cannot be accommodated within the existing primary  |
| School   School?   788m ACF from centre of site to Cottenham Primary School.   |                       |  | A = 400 - 800m   |
| Secondary School  nearest secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  AMBER = Medium quality off-road path.  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Sustainable Transport (and quality of public transport, and cycling. Scores determined by the four criteria below.   | _                     |  |  |
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| Cycle Routes  What type of cycle routes are accessible near to the site?  AMBER = Medium quality off-road path.  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.   |                       | SCHOOL:  | 0.6km ACF from centre of site to Cottenham Village College.  |
| routes are accessible near to the site?  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Scoring Mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.   |                       | 1100   | AMPED M. F   |
| accessible near to the site?  The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  | Cycle Routes          | 1  | AMBER = Medium quality off-road path.  |
| Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Sustainable Total score of 17.  Total score of 17.  Total score of 17.  |                       | accessible near to   | Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect |
| Sustainable Transport Score (SCDC) Score (SCDC) Score (SCDC)  Score (SCD | HQPT                  | Quality Public<br>Transport (at edge   | high quality public transport in most but not  |
| Score (SCDC)  been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Total score of 17.  Total score of 17.   | Sustainable           | Scoring  | GREEN = Score 15-19 from 4 criteria below  |
| Distance: hus GG - Within 400m (6)   | •                     | been developed to<br>consider access to<br>and quality of<br>public transport,<br>and cycling. Scores<br>determined by the |  |
|  | Distance: bus         |  | GG = Within 400m (6)   |
| stop / rail station  192m ACF from the centre of the site to the nearest bus stop.   | -                     |  | nearest bus stop.  |
| Frequency of Public Transport G = 20 minute frequency (4)  | Public                |  | G = 20 minute frequency (4)  |
| Public A = 31 to 40 minutes (3)  | Public                |  | A = 31 to 40 minutes (3)   |
| transport journey time to 37 Minutes from Cottenham to Cambridge.  |                       |  | 37 Minutes from Cottenham to Cambridge   |

| City Centre     |                         |  |
|-----------------|-------------------------|--|
| Distance for    |                         | G = 5km to 10km (4)                              |
| cycling to City |                         | ( )  |
| Centre          |                         | 8.30km ACF from the centre of the site to        |
|                 |                         | Cambridge Market.                                |
| Distance:       | How far is the site     | R = >800m  |
| Railway         | from an existing or     | . , , , , , , , , , , , , , , , , , , ,          |
| Station         | proposed train          | 5,745m ACF from centre of the site to            |
|                 | station?                | Waterbeach Station.                              |
| Access          | Will it provide safe    | AMBER = Insufficient capacity / access.          |
| 7.00000         | access to the           | Negative effects capable of appropriate          |
|                 | highway network,        | mitigation.                                      |
|                 | where there is          | magaaom  |
|                 | available capacity?     | Minor negative effects incapable of              |
|                 | available eapaony.      | mitigation. Access constraints - the existing    |
|                 |                         | access link to the public highway is             |
|                 |                         | unsuitable to serve the number of units that     |
|                 |                         | are being proposed and the Highway               |
|                 |                         | Authority has concerns in relationship to the    |
|                 |                         | provision of suitable inter vehicle visibility   |
|                 |                         | splay for this site. Assumption is that a fairly |
|                 |                         | large proportion of trips might reasonably be    |
|                 |                         | accommodated by the A14, but limitations         |
|                 |                         | on the county's network could result in          |
|                 |                         | localised diversionary trips on the A14 and      |
|                 |                         | M11 and this in turn may limit the capacity      |
|                 |                         | of these routes to accommodate new               |
|                 |                         | development. Conversely, these                   |
|                 |                         | settlements are reasonably likely to be able     |
|                 |                         | to be served by public transport or non-         |
|                 |                         | motorised modes.                                 |
| Non-Car         | Will it make the        | AMBER = No impacts                               |
| Facilities      | transport network       | , and an paolo                                   |
|                 | safer for public        |  |
|                 | transport, walking      |  |
|                 | or cycling facilities?  |  |
|                 | 1 or oyoming radinates: |  |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC128 |              |
| Consultation Reference numbers: |              |

Site name/address: Land at Rampton Road, Cottenham

## Мар:



**Site description:** The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.

Current use(s): Agricultural

**Proposed use(s):** Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space

Site size (ha): South Cambridgeshire: 9.77 ha

Potential residential capacity: 220 dwellings (30 dph)

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

|               | land?                 |  |
|---------------|-----------------------|--|
| Agricultural  | Would                 | AMBER = Minor loss of grade 1 and 2 land   |
| Land          | development lead      | 7 = 1 1000 c. g. a.a a a   |
|               | to the loss of the    | Minor loss of best and most versatile  |
|               | best and most         | agricultural land (Grades 1 and 2) - a small   |
|               | versatile             | site (total site area over 9 ha.) with   |
|               | agricultural land?    | approximately 2/3 the site is Grades 1 and   |
|               | agricultural laria    | 2.   |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or   |
|               | sterilisation of      | safeguarded area.  |
|               | economic mineral      | 3  |
|               | reserves?             |  |
| POLLUTION     | -1                    |  |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced  |
| ,             | development of the    | impact   |
|               | sites result in an    | '  |
|               | adverse               | Development unlikely to impact on air  |
|               | impact/worsening      | quality. Site lies in an area where air quality  |
|               | of air quality?       | acceptable.  |
| AQMA          | Is the site within or | GREEN = >1,000m of an AQMA, M11, or  |
|               | near to an AQMA,      | A14  |
|               | the M11 or the        |  |
|               | A14?                  |  |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of   |
|               | Odour, light noise    | adequate mitigation  |
|               | and vibration         |  |
|               | problems if the site  | Development compatible with neighbouring   |
|               | is developed, as a    | uses. Some minor to moderate additional  |
|               | receptor or           | road traffic noise generation impact on  |
|               | generator             | existing residential due to development  |
|               | (including            | related car movements but dependent on   |
|               | compatibility with    | location of site entrance. Possible noise  |
|               | neighbouring          | from Rampthill Farm to the south as  |
|               | uses)?                | proposals would be closer than existing  |
|               |                       | residential. No history of complaints. Minor   |
|               |                       | to moderate risk.  |
| Contamination | Is there possible     | AMBER = Site partially within or adjacent to   |
|               | contamination on      | an area with a history of contamination, or  |
|               | the site?             | capable of remediation appropriate to  |
|               |                       | proposed development (potential to achieve   |
|               |                       | benefits subject to appropriate mitigation)  |
|               |                       |  |
|               |                       | The adjoining land is partly in industrial /   |
|               |                       | commercial use (sawmill) and may have  |
|               |                       | contaminated land. Potential for minor   |
|               |                       | benefits through remediation of minor  |
| \\\           | AACH 't mark t        | contamination.   |
| Water         | Will it protect and   | GREEN = No impact / Capable of full  |
|               | where possible        | mitigation   |
|               | enhance the quality   | A a sum of the state of the sta |
|               | of the water          | Assumptions for a neutral impact are that  |
|               | environment?          | appropriate standards and pollution control  |
|               |                       | measures will achieved through the   |
|               |                       | development process, e.g. as part of   |

|                         |   |            | Sustainable Drainage Systems (Suds).  |
|-------------------------|---|------------|---|
| BIODIVERSITY            | ,   |            | Castalitable Brainage Cystems (Caas).   |
| Designated<br>Sites     | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)  |            | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts  |
| Biodiversity            | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? |            | GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.  |
| TPO                     | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?   |            | GREEN = Site does not contain or adjoin any protected trees   |
| Green<br>Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?  |            | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision. It may be possible to link to the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north. |
| LANDSCAPE.              | TOWNSCAPE AND C   | ULTURAL HI |   |
| Landscape               | Will it maintain and enhance the diversity and distinctiveness of landscape   |            | RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.  Development of this scale would be a very  |
|                         | character?  |            | significant addition to Cottenham. It would be highly visible from the west and north   |

|                           | 1   |  |
|---------------------------|---|--|
| Townscape                 | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?   | and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge). It would be possible to develop at least part of the site, retaining strong, wide buffer zones between the woodland and new development. Careful design will be needed to reduce the impacts of the bulk of the development and the skyline. Careful design would also be needed integrate the development into the flat landscape to the north and east.  RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. This part of the village is linear in character |
|                           |   | and development of this size would have an   |
| Green Belt                | What effect would   | adverse impact on townscape character.  GREEN = No impact or Minor positive  |
| 3.55H 25H                 | the development of<br>this site have on<br>Green Belt<br>purposes?  | impact on Green Belt purposes  |
| Heritage  CLIMATE CHA     | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible).  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.   |
| CLIMATE CHA<br>Renewables | Will it support the   | AMBER = Standard requirements for  |
| 176116Maples              | use of renewable energy resources?  | renewables would apply   |

| Flood Risk     | Is site at flood risk?                             | GREEN = Flood Zone 1 / low risk   |
|----------------|--|---|
| T 1000 TCISK   | is site at flood fisk:                             | GREEN - 1 1000 Zone 17 10W risk   |
|                |  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Flood Zone 3 adjoins to the north west of the site and there have been reports of flooding 4-10 years ago on Rampton Road |
|                |  | approximately 150m from the NW of the   |
|                | │<br>「H AND WELL BEING                             | site.   |
| Open Space     | Will it increase the                               | GREEN = Assumes minimum on-site   |
| open opass     | quantity and quality of publically accessible open | provision to adopted plan standards is provided onsite  |
|                | space?   | Development would create minor  |
|                | '  | opportunities for new public open space as  |
|                |  | the promoter proposes provision of open   |
| Distance:      | How far is the                                     | space as part of the development.  GREEN = <1km or onsite provision   |
| Outdoor Sport  | nearest outdoor                                    | ONLERV = CIMIT OF OFISITE PROVISION   |
| Facilities     | sports facilities?                                 | Assume onside provision as site of over 200   |
|                |  | dwellings, which would be required to   |
|                |  | deliver on site facilities to meet policy.  |
|                |  | 0.3km ACF from centre of the site to  |
|                |  | Cottenham Recreation Ground.  |
| Distance: Play | How far is the                                     | GREEN =<400m  |
| Facilities     | nearest play space for children and                | Assume onside provision as site of over 200   |
|                | teenagers?   | dwellings, which would be required to   |
|                |  | deliver on site facilities to meet policy.  |
|                |  | 304m ACF from centre of the site to   |
|                |  | Cottenham Recreation Ground.  |
| Gypsy &        | Will it provide for                                | AMBER = No Impact   |
| Traveller      | the accommodation                                  |   |
|                | needs of Gypsies                                   |   |
|                | and Travellers and                                 |   |
|                | Travelling   |   |
| Distance:      | Showpeople?  How far is the site                   | R = >800m   |
| District or    | from the nearest                                   | 1. – 2000m  |
| Local Centre   | District or Local                                  | 893m from the centre of the site to a point   |
|                | centre?  | along the High Street / B1049. Services and   |
|                |  | facilities run a long way along Cottenham<br>High Street.   |
| Distance: City | How far is the site                                | R = >800m   |
| Centre         | from edge of                                       |   |
|                | defined Cambridge                                  |   |
|                | City Centre?                                       |   |
| Distance: GP   | How far is the                                     | R = >800m   |
| Service        | nearest health                                     |   |

|               |                                | r   |
|---------------|--------------------------------|---|
|               | centre or GP                   | 841m ACF from centre of site to The   |
|               | service?                       | Cottenham Surgery.  |
| Key Local     | Will it improve                | AMBER = No impact on facilities (or   |
| Facilities    | quality and range              | satisfactory mitigation proposed).  |
|               | of key local services and      | New facilities or improved existing facilities                                    |
|               | facilities including           | are proposed of minor benefit. Promoter   |
|               | health, education              | proposes residential-led development with   |
|               | and leisure (shops,            | community uses (e.g. land for new primary   |
|               | post offices, pubs             | school if needed) and public open space.  |
|               | etc?)                          | , , , ,   |
| Community     | Will it encourage              | GREEN = Development would not lead to   |
| Facilities    | and enable                     | the loss of any community facilities or   |
|               | engagement in                  | replacement / appropriate mitigation  |
|               | community                      | possible  |
|               | activities?                    | Now to cilities or improved existing facilities                                   |
|               |                                | New facilities or improved existing facilities                                    |
|               |                                | are proposed of minor benefit. Promoter proposes residential-led development with |
|               |                                | community uses (e.g. land for new primary   |
|               |                                | school if needed) and public open space.  |
| Integration   | How well would the             | RED = Limited scope for integration with  |
| with Existing | development on                 | existing communities / isolated and/or  |
| Communities   | the site integrate             | separated by non-residential land uses  |
|               | with existing                  | , ,   |
|               | communities?                   | Poorly related and out of character with the                                      |
|               |                                | existing linear built up area. Separated from                                     |
|               |                                | the main part of the village by open areas  |
|               |                                | used for allotments and school playing  |
| ECONOMY       |                                | fields.   |
| Deprivation   | Does it address                | AMBER = Not within or adjacent to the 40%   |
| (Cambridge)   | pockets of income              | most deprived Super Output Areas within   |
| (Gambriago)   | and employment                 | Cambridge according to the Index of   |
|               | deprivation                    | Multiple Deprivation 2010.  |
|               | particularly in                |   |
|               | Abbey Ward and                 |   |
|               | Kings Hedges?                  |   |
|               | Would allocation               |   |
|               | result in                      |   |
|               | development in                 |   |
|               | deprived wards of              |   |
| Shopping      | Cambridge? Will it protect the | GREEN = No effect or would support the  |
| Shopping      | shopping                       | vitality and viability of existing centres  |
|               | hierarchy,                     | Thanky and viability of chisting centres  |
|               | supporting the                 | Development would have no effect on   |
|               | vitality and viability         | vitality or viability of existing centres. The                                    |
|               | of Cambridge,                  | indicator is likely to apply particularly to sites                                |
|               | town, district and             | which include retail, offices, or leisure uses.                                   |
|               | local centres?                 |   |
| Employment -  | How far is the                 | RED = >3km  |
| Accessibility | nearest main                   |   |
|               | employment                     | 4.9km ACF from centre of site to South  |

|                        | centre?                         | Cambridgeshire 006D (Histon, including   |
|------------------------|---------------------------------|--|
|                        | Control.                        | Vision Park)   |
| Employment -           | Would                           | G = No loss of employment land / allocation  |
| Land                   | development result              | is for employment development  |
|                        | in the loss of                  |  |
|                        | employment land, or deliver new |  |
|                        | employment land?                |  |
| Utilities              | Will it improve the             | GREEN = Existing infrastructure likely to be   |
|                        | level of investment             | sufficient   |
|                        | in key community                |  |
|                        | services and                    | Minor Utilities Infrastructure improvements  |
|                        | infrastructure,                 | required, but constraints can be addressed.  |
|                        | including communications        | Electricity is likely to require reinforcement.  There is insufficient spare mains water |
|                        | infrastructure and              | capacity within the distribution zone to   |
|                        | broadband?                      | supply the number of proposed properties   |
|                        |                                 | which could arise if all the SHLAA sites   |
|                        |                                 | within the zone were to be developed. Gas  |
|                        |                                 | is likely to require reinforcement. The  |
|                        |                                 | sewerage network is approaching capacity   |
|                        |                                 | and will require investigation and possibly mitigation.                                  |
| Education              | Is there sufficient             | RED = School capacity not sufficient,  |
| Capacity               | education                       | constraints cannot be appropriately  |
|                        | capacity?                       | mitigated.   |
|                        |                                 | LIDDATE: The Old AA condete as a sale that   |
|                        |                                 | UPDATE: The SHLAA update records that there is no capacity to further extend the         |
|                        |                                 | primary school. Development of this scale  |
|                        |                                 | would not be sufficient to deliver a new   |
|                        |                                 | primary school.  |
|                        |                                 | (Score changed from Amber to Red.)   |
| Distance:              | How far is the                  | A = 400 - 800m   |
| Primary<br>School      | nearest primary school?         | 514m ACF from centre of site to Cottenham  |
| 301001                 | SCHOOLS                         | Primary School.  |
| Distance:              | How far is the                  | A = 1 to 3 km  |
| Secondary              | nearest secondary               |  |
| School                 | school?                         | 1.1km ACF from centre of site to Cottenham   |
| TRANSPORT              |                                 | Village College.   |
| TRANSPORT Cycle Routes | What type of cycle              | RED = No cycling provision or a cycle lane   |
| Cycle Roules           | routes are                      | less than 1.5m width with medium volume of   |
|                        | accessible near to              | traffic. Having to cross a busy junction with  |
|                        | the site?                       | high cycle accident rate to access local   |
|                        |                                 | facilities/school. Poor quality off road path.   |
|                        |                                 | The only eyele route in Cottenham is along   |
|                        |                                 | The only cycle route in Cottenham is along Histon Road towards Cambridge. This           |
|                        |                                 | comprises a mix of on- and off-road  |
|                        |                                 | provision, of variable quality. It is a heavily  |
|                        |                                 | trafficked route with a mix of traffic speeds.   |
|                        |                                 | Provision or contribution from this site would   |

|   |  | result in only minor improvement to cycling  |
|---|--|--|
| HQPT  | Is there High Quality Public Transport (at edge of site)?  | facilities.  AMBER = service meets requirements of high quality public transport in most but not all instances   |
| Sustainable<br>Transport<br>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<br>stop / rail<br>station               |  | G = Within 600m (4)  238m ACF from the centre of the site to the nearest bus stop (106 service).  494m ACF from the centre of the site to the nearest bus stop (Citi 8).   |
| Frequency of<br>Public<br>Transport                   |  | G = 20 minute frequency (4)  106 service - less than hourly service.  Citi 8 - 20 Minute Service.  |
| Public<br>transport<br>journey time to<br>City Centre |  | <ul><li>A = 31 to 40 minutes (3)</li><li>43 Minutes from Cottenham to Ely.</li><li>37 Minutes from Cottenham to Cambridge.)</li></ul>  |
| Distance for cycling to City Centre                   |  | G = 5km to 10km (4)  9.32km ACF from the centre of the site to Cambridge Market.   |
| Distance:<br>Railway<br>Station                       | How far is the site from an existing or proposed train station?  | R = >800m 6,505m ACF from centre of the site to Waterbeach Station.  |
| Access  | Will it provide safe access to the highway network, where there is available capacity?   | GREEN = No capacity / access constraints identified that cannot be fully mitigated  No capacity constraints identified, safe access can be achieved. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site, but a junction located to the south western side of the site would be acceptable. Assumption is that a fairly large proportion of trips might |

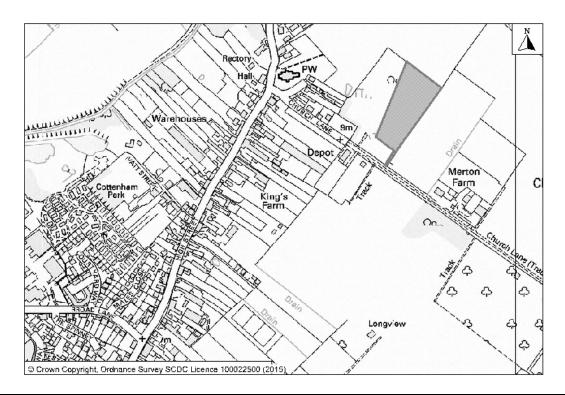
|                       |   | reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes |
|-----------------------|---|---|
| Non-Car<br>Facilities | Will it make the transport network        | AMBER = No impacts  |
| 1 dollido             | safer for public                          | The Highway Authority will require new  |
|                       | transport, walking or cycling facilities? | development to provide or contribute to the provision of infrastructure to encourage  |
|                       | or eyeming racinities.                    | more sustainable transport links both on  |
|                       |   | and off site. Provision or contribution from  |
|                       |   | this site would result in minor improvement to public transport, walking or cycling   |
|                       |   | facilities.   |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC241 |              |

Consultation Reference numbers:

Site name/address: The Woodyard, Cottenham

Мар:



**Site description:** The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.

Current use(s): Agricultural

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

(note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 1.22 ha:

Potential residential capacity: 25 dwellings (30 dph)

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

|               | developed                              |  |
|---------------|--|--|
|               | land?                                  |  |
| Agricultural  | Would                                  | AMBER = Minor loss of grade 1 and 2 land               |
| Land          | development lead                       | AWDEN = WILLOW 1033 OF GRACE 1 AND 2 IAND              |
| Land          | to the loss of the                     | Minor loss of best and most versatile                  |
|               | best and most                          | agricultural land (Grades 1 and 2) - small             |
|               | versatile                              | site but all Grade 2.                                  |
|               | agricultural land?                     | Site but all Grade 2.                                  |
| Minerals      | Will it avoid the                      | GREEN = Site is not within an allocated or             |
| Willierais    | sterilisation of                       | safeguarded area.                                      |
|               | economic mineral                       | Salegualueu alea.                                      |
|               | reserves?                              |  |
| POLLUTION     | 10301703:                              |  |
| Air Quality   | Would the                              | GREEN = Minimal, no impact, reduced                    |
| All Quality   | development of the                     | •  |
|               | sites result in an                     | impact   |
|               | adverse                                | Development unlikely to impact on air                  |
|               | impact/worsening                       | •                |
|               | of air quality?                        | quality. Site lies in an area where air quality        |
| AQMA          | Is the site within or                  | acceptable. GREEN = >1,000m of an AQMA, M11, or        |
| AQIVIA        |  | A14  |
|               | near to an AQMA,<br>the M11 or the     | A14  |
|               | A14?                                   |  |
| Pollution     |  | AMPED Adverse impacts capable of                       |
| Poliution     | Are there potential Odour, light noise | AMBER = Adverse impacts capable of adequate mitigation |
|               | and vibration                          | auequate mitigation                                    |
|               | problems if the site                   | Development compatible with neighbouring               |
|               | is developed, as a                     | uses. Some minor to moderate additional                |
|               | •                                      | road traffic noise generation impact on                |
|               | receptor or generator                  | existing residential due to development                |
|               | (including                             | related car movements but dependent on                 |
|               | compatibility with                     | location of site entrance. A depot located             |
|               | neighbouring                           | immediately to the south but use unknown               |
|               | uses)?                                 | and may require further assessment.                    |
| Contamination | Is there possible                      | GREEN = Site not within or adjacent to an              |
| Contamination | contamination on                       |  |
|               | the site?                              | area with a history of contamination                   |
| Water         |  | CDEEN No impact / Conchin of full                      |
| vvalel        | Will it protect and where possible     | GREEN = No impact / Capable of full mitigation         |
|               | enhance the quality                    | mugauon  |
|               | of the water                           | Assumptions for a neutral impact are that              |
|               | environment?                           | appropriate standards and pollution control            |
|               | GUVIIOIIIIIEIIL!                       | measures will achieved through the                     |
|               |  | development process, e.g. as part of                   |
|               |  | Sustainable Drainage Systems (Suds).                   |
| BIODIVERSITY  | <u> </u>                               | Oustainable Diamage Systems (Suus).                    |
| Designated    | Will it conserve                       | GREEN = Does not contain, is not adjacent              |
| Sites         | protected species                      | to designated for nature conservation or               |
| Oiles         | and protect sites                      | recognised as containing protected species,            |
|               | designated for                         | or local area will be developed as                     |
|               | nature                                 | greenspace. No or negligible impacts                   |
|               | conservation                           | greenspace. No or negligible impacts                   |
|               | interest, and                          |  |
|               | geodiversity?                          |  |
|               | geouiversity !                         |  |

|                |                      | •              |  |
|----------------|----------------------|----------------|--|
|                | (Including           |                |  |
|                | International and    |                |  |
|                | locally designated   |                |  |
|                | sites)               |                |  |
| Biodiversity   | Would                |                | AMBER = Development would have a                 |
| _              | development          |                | negative impact on existing features or          |
|                | reduce habitat       |                | network links but capable of appropriate         |
|                | fragmentation,       |                | mitigation                                       |
|                | enhance              |                | ·····g·····                                      |
|                | native species, and  |                | Assumptions for a neutral impact are that        |
|                | help deliver habitat |                | existing features that warrant retention can     |
|                | restoration (helping |                | be retained or appropriate mitigation will be    |
|                | to achieve           |                |  |
|                |                      |                | achieved through the development process.        |
|                | Biodiversity Action  |                |  |
|                | Plan targets, and    |                |  |
|                | maintain             |                |  |
|                | connectivity         |                |  |
|                | between green        |                |  |
|                | infrastructure)?     |                |  |
| TPO            | Are there trees on   |                | GREEN = Site does not contain or adjoin          |
|                | site or immediately  |                | any protected trees                              |
|                | adjacent protected   |                |  |
|                | by a Tree            |                |  |
|                | Preservation Order   |                |  |
|                | (TPO)?               |                |  |
| Green          | Will it improve      |                | AMBER = No significant opportunities or          |
| Infrastructure | access to wildlife   |                | loss of existing green infrastructure capable    |
|                | and green spaces,    |                | of appropriate mitigation                        |
|                | through delivery of  |                | or appropriate mangament                         |
|                | and access to        |                | Development would create minor                   |
|                | green                |                | opportunities for new Green Infrastructure       |
|                | infrastructure?      |                | as the promoter proposes open space              |
|                | iiiiiastructure:     |                | provision  |
| LANDSCADE      | TOWNSCAPE AND C      | III TIIDAI LII |  |
|                |                      | OLI OKAL HI    |  |
| Landscape      | Will it maintain and |                | RED = Significant negative impact on             |
|                | enhance the          |                | landscape character, no satisfactory             |
|                | diversity and        |                | mitigation measures possible.                    |
|                | distinctiveness of   |                | 0. 76 (1) (2)                                    |
|                | landscape            |                | Significant Negative Impact (Development         |
|                | character?           |                | conflicts with landscape character, with         |
|                |                      |                | significant negative impacts incapable of        |
|                |                      |                | mitigation) - The land forms an important        |
|                |                      |                | part of the setting of this part of historically |
|                |                      |                | sensitive part of Cottenham. Previous            |
|                |                      |                | planning applications have been refused as       |
|                |                      |                | development in this location would               |
|                |                      |                | constitute a sporadic form of development,       |
|                |                      |                | detached from the village, and would             |
|                |                      |                | represent an intrusion into open                 |
|                |                      |                | countryside.                                     |
| Townscape      | Will it maintain and |                | RED = Significant negative impact on             |
| 1 Own Boupe    | enhance the          |                | townscape character, no satisfactory             |
|                | diversity and        |                | mitigation measures possible.                    |
|                | _                    |                | minganon measures possible.                      |
|                | distinctiveness of   |                |  |

|                             | townscape character, including through appropriate design and scale of development?   |  | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.  |  |
|-----------------------------|---|--|---|--|
| Green Belt                  | What effect would the development of this site have on Green Belt purposes?   |  | GREEN = No impact or Minor positive impact on Green Belt purposes   |  |
| Heritage                    | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? |  | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation  Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)  The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |  |
| CLIMATE CHA                 |   |  |   |  |
| Renewables                  | Will it support the use of renewable energy resources?  |  | AMBER = Standard requirements for renewables would apply  |  |
| Flood Risk                  | Is site at flood risk?  |  | GREEN = Flood Zone 1 / low risk   |  |
| 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   |  |
|                             |   |  | the promoter proposes provision of open   |  |

|   |   | space as part of the development  |
|---|---|---|
| Distance:   | How far is the  | space as part of the development.  AMBER = 1-3km  |
| Outdoor Sport   | nearest outdoor   | AIVIDER = 1-3KIII   |
| Facilities  | sports facilities?  | 1.7km ACF from centre of the site to  |
| Facilities  | sports racilities?  | Cottenham Recreation Ground.  |
| Dietonos, Dley  | How far is the  |   |
| Distance: Play  |   | RED = >800m   |
| Facilities  | nearest play space  | 1 F77m ACE from control of the cite to  |
|   | for children and  | 1,577m ACF from centre of the site to   |
| C 0   | teenagers?  | Cottenham Recreation Ground.  |
| Gypsy &   | Will it provide for   | AMBER = No Impact   |
| Traveller   | the   |   |
|   | accommodation   |   |
|   | needs of Gypsies and Travellers and   |   |
|   |   |   |
|   | Travelling Showpeople?  |   |
| Distance:   | How far is the site   | R = >800m   |
| Distance. District or                                       | from the nearest  | IX - 2000III  |
| Local Centre  | District or Local   | 1,176m from the centre of the site to a point   |
| Local Certife   | centre?   | along the High Street / B1049. Services and   |
|   | Centre:   | facilities run a long way along Cottenham   |
|   |   | High Street.  |
| Distance: City  | How far is the site   | R = >800m   |
| Centre  | from edge of  | N = >000111   |
| Ochile  | defined Cambridge   |   |
|   | City Centre?  |   |
|   | Oity Ochtro:  |   |
| Distance: GP  | How far is the  | R = >800m   |
| Service   | nearest health  |   |
|   | centre or GP  | 1,071m ACF from centre of site to The   |
|   | service?  | Cottenham Surgery.  |
| Key Local   |   | Cotternam Surgery.  |
| ricey Local   | Will it improve   | AMBER = No impact on facilities (or   |
| Facilities  |   |   |
| 1   | Will it improve   | AMBER = No impact on facilities (or   |
| 1   | Will it improve quality and range   | AMBER = No impact on facilities (or   |
| 1   | Will it improve quality and range of key local  | AMBER = No impact on facilities (or   |
| 1   | Will it improve quality and range of key local services and   | AMBER = No impact on facilities (or   |
| 1   | Will it improve quality and range of key local services and facilities including health, education and leisure (shops,  | AMBER = No impact on facilities (or   |
| 1   | Will it improve quality and range of key local services and facilities including health, education  | AMBER = No impact on facilities (or   |
| 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).  |
| Facilities  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage   | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to   |
| 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).  GREEN = Development would not lead to the loss of any community facilities or   |
| Facilities  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in   | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation  |
| Facilities  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community  | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or   |
| Facilities  Community Facilities                            | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities?  | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible   |
| Community Facilities  Integration                           | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community  | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with   |
| Community Facilities  Integration with Existing             | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on                                  | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or  |
| Community Facilities  Integration                           | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate                | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with   |
| Community Facilities  Integration with Existing             | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses   |
| Community Facilities  Integration with Existing             | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate                | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Site does not relate well with the built area                                      |
| Community Facilities  Integration with Existing             | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Site does not relate well with the built area unless developed in conjunction with |
| Community Facilities  Integration with Existing Communities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Site does not relate well with the built area                                      |
| Community Facilities  Integration with Existing             | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing | AMBER = No impact on facilities (or satisfactory mitigation proposed).  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Site does not relate well with the built area unless developed in conjunction with |

| (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 -<br>Accessibility | How far is the nearest main employment centre?   | RED = >3km  6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)   |
| Employment -<br>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<br>Capacity         | Is there sufficient education capacity?  | RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school.  (Score changed from Green to Red.)  |
| Distance:<br>Primary          | How far is the nearest primary   | R = >800m  |

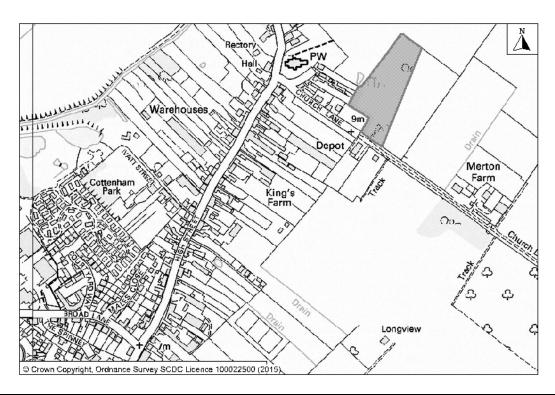
| School              | school?                              | 1,521m ACF from centre of site to                       |
|---------------------|--------------------------------------|---|
|                     |                                      | Cottenham Primary School.                               |
| Distance:           | How far is the                       | A = 1 to 3 km   |
| Secondary<br>School | nearest secondary school?            | 1.7km ACF from centre of site to Cottenham              |
| SCHOOL              | SCHOOLS                              | Village College.  |
| TRANSPORT           |                                      | Village College.  |
| Cycle Routes        | What type of cycle                   | RED = No cycling provision or a cycle lane              |
|                     | routes are                           | less than 1.5m width with medium volume of              |
|                     | accessible near to                   | traffic. Having to cross a busy junction with           |
|                     | the site?                            | high cycle accident rate to access local                |
|                     |                                      | facilities/school. Poor quality off road path.          |
|                     |                                      | The only cycle route in Cottenham is along              |
|                     |                                      | Histon Road towards Cambridge. This                     |
|                     |                                      | comprises a mix of on- and off-road                     |
|                     |                                      | provision, of variable quality. It is a heavily         |
|                     |                                      | trafficked route with a mix of traffic speeds.          |
|                     |                                      | Provision or contribution from this site would          |
|                     |                                      | result in only minor improvement to cycling facilities. |
| HQPT                | Is there High                        | AMBER = service meets requirements of                   |
| ITIQET              | Quality Public                       | high quality public transport in most but not           |
|                     | Transport (at edge                   | all instances   |
|                     | of site)?                            |   |
|                     |                                      |   |
| Sustainable         | Scoring                              | AMBER = Score 10-14 from 4 criteria                     |
| Transport           | mechanism has                        | below   |
| Score (SCDC)        | been developed to consider access to | Total score of 10.                                      |
|                     | and quality of                       | Total 30010 of 10.                                      |
|                     | public transport,                    |   |
|                     | and cycling. Scores                  |   |
|                     | determined by the                    |   |
|                     | four criteria below.                 |   |
| Distance: bus       |                                      | RR = Beyond 1,000m (0)                                  |
| stop / rail         |                                      | NN = Beyond 1,000m (0)                                  |
| station             |                                      | 310m ACF from the centre of the site to the             |
|                     |                                      | nearest bus stop (X8).                                  |
|                     |                                      |   |
|                     |                                      | 1,142m ACF from the centre of the site to               |
| From the second     |                                      | the nearest bus stop (Citi 8).                          |
| Frequency of Public |                                      | G = 20 minute frequency (4)                             |
| Transport           |                                      | X8 - less than hourly service.                          |
|                     |                                      | The 1999 than houry out thou                            |
|                     |                                      | Citi 8 - 20 Minute Service.                             |
| Public              |                                      | A = 31 to 40 minutes (3)                                |
| transport           |                                      | V0 0414 4 4 0 4 1                                       |
| journey time to     |                                      | X8 - 34 Minutes from Cottenham to                       |
| City Centre         |                                      | Cambridge.  |
|                     |                                      | Citi 8 - 37 Minutes from Cottenham to                   |
|                     | L.                                   | Sill 5 or minator nom contonnam to                      |

|                                     |   | Cambridge.)  |
|-------------------------------------|---|--|
| Distance for cycling to City Centre |   | A = 10km to 15 km (3)  10.13km ACF from the centre of the site to Cambridge Market.  |
| Distance:<br>Railway<br>Station     | How far is the site from an existing or proposed train station?                               | R = >800m  5,586m ACF from centre of the site to Waterbeach Station.   |
| Access                              | Will it provide safe access to the highway network, where there is                            | RED = Insufficient capacity / access.  Negative effects incapable of appropriate mitigation.   |
|                                     | available capacity?   | Insufficient capacity or access constraints that cannot be adequately mitigated. The access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
| Non-Car<br>Facilities               | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts   |

| Site Information                |              |
|---------------------------------|--------------|
| Development Sequence            | Rural Centre |
| Site reference number(s): SC269 |              |
| Consultation Reference numbers: |              |

Site name/address: Land adjacent to The Woodyard, Cottenham

Map:



**Site description:** The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is adjacent to Site 241.

Current use(s): Pasture

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 1.42 ha

Potential residential capacity: 29 dwellings (30 dph)

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

|               | to the loss of the    | Minor loss of best and most versatile           |
|---------------|-----------------------|---|
|               | best and most         | agricultural land (Grades 1 and 2) - small      |
|               | versatile             | site but all Grade 2.                           |
|               | agricultural land?    |   |
| Minerals      | Will it avoid the     | GREEN = Site is not within an allocated or      |
| - Willionalo  | sterilisation of      | safeguarded area.                               |
|               | economic mineral      | Saleguarded area.                               |
|               |                       |   |
|               | reserves?             |   |
| POLLUTION     |                       |   |
| Air Quality   | Would the             | GREEN = Minimal, no impact, reduced             |
|               | development of the    | impact  |
|               | sites result in an    | ·   |
|               | adverse               | Development unlikely to impact on air           |
|               | impact/worsening      | quality. Site lies in an area where air quality |
|               | of air quality?       | acceptable.                                     |
| AQMA          | Is the site within or |   |
| AQIVIA        |                       | GREEN = >1,000m of an AQMA, M11, or             |
|               | near to an AQMA,      | A14   |
|               | the M11 or the        |   |
|               | A14?                  |   |
| Pollution     | Are there potential   | AMBER = Adverse impacts capable of              |
|               | Odour, light noise    | adequate mitigation                             |
|               | and vibration         | , ,   |
|               | problems if the site  | Development compatible with neighbouring        |
|               | is developed, as a    | uses. Some minor to moderate additional         |
|               | •                     |   |
|               | receptor or           | road traffic noise generation impact on         |
|               | generator             | existing residential due to development         |
|               | (including            | related car movements but dependent on          |
|               | compatibility with    | location of site entrance. A depot located      |
|               | neighbouring          | immediately to the south but use unknown        |
|               | uses)?                | and may require further assessment.             |
|               | ,                     | , '   |
| Contamination | Is there possible     | GREEN = Site not within or adjacent to an       |
| Contamilation | contamination on      | area with a history of contamination            |
|               | the site?             | area with a history of contamination            |
| \A/-1         |                       | ODEEN No beautiful                              |
| Water         | Will it protect and   | GREEN = No impact / Capable of full             |
|               | where possible        | mitigation                                      |
|               | enhance the quality   |   |
|               | of the water          | Assumptions for a neutral impact are that       |
|               | environment?          | appropriate standards and pollution control     |
|               |                       | measures will achieved through the              |
|               |                       | development process, e.g. as part of            |
|               |                       | Sustainable Drainage Systems (Suds).            |
|               | <u> </u><br>'         | Justalliable Dialliage Systems (Suus).          |
| BIODIVERSITY  | _                     | ODEEN Description 1 1 1 1                       |
| Designated    | Will it conserve      | GREEN = Does not contain, is not adjacent       |
| Sites         | protected species     | to designated for nature conservation or        |
|               | and protect sites     | recognised as containing protected species,     |
|               | designated for        | or local area will be developed as              |
|               | nature                | greenspace. No or negligible impacts            |
|               | conservation          |   |
|               | interest, and         |   |
|               | geodiversity?         |   |
|               | ,                     |   |
|               | (Including            |   |
|               | International and     |   |
|               | locally designated    |   |

|                         | sites)  |            |   |
|-------------------------|---|------------|---|
| Biodiversity            | sites)  Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? |            | 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<br>Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?  |            | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible).  Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |
| LANDSCAPE,              | TOWNSCAPE AND C   | ULTURAL HI |   |
| Landscape               | Will it maintain and enhance the diversity and distinctiveness of landscape character?  |            | RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside. |
| Townscape               | Will it maintain and enhance the diversity and distinctiveness of townscape   |            | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (Development   |

| Green Belt         | character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt   |          | conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.  GREEN = No impact or Minor positive impact on Green Belt purposes  |
|--------------------|--|----------|---|
| Heritage           | purposes?  Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? |          | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation  Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)  - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHAN       | NGE  |          | achieved through the development process.   |
| Renewables         | Will it support the use of renewable energy resources?   |          | AMBER = Standard requirements for renewables would apply  |
| Flood Risk         | Is site within at flood risk?  |          | GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
| <b>HUMAN HEALT</b> | H AND WELL BEING   | <b>i</b> |   |
| Open Space         | Will it increase the quantity and quality of publically accessible open space?   |          | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  |
| Distance:          | How far is the   |          | AMBER = 1-3km   |

| Outdoor Sport  | nearest outdoor            |   |
|----------------|----------------------------|---|
| Facilities     | sports facilities?         | 1.6km ACF from centre of the site to          |
| 1 dominoo      | oporto radintido:          | Cottenham Recreation Ground.                  |
| Distance: Play | How far is the             | RED = >800m                                   |
| Facilities     | nearest play space         | 11EB = 2000111                                |
| 1 dominos      | for children and           | 1,524m ACF from centre of the site to         |
|                | teenagers?                 | Cottenham Recreation Ground.                  |
| Gypsy &        | Will it provide for        | AMBER = No Impact                             |
| Traveller      | the                        | AWDEN = No Impact                             |
| Traveller      | accommodation              |   |
|                | needs of Gypsies           |   |
|                | and Travellers and         |   |
|                | Travelling                 |   |
|                | Showpeople?                |   |
| Distance:      | How far is the site        | R = >800m                                     |
| District or    | from the nearest           | 11 - 2 000111                                 |
| Local Centre   | District or Local          | 1,146m from the centre of the site to a point |
|                | centre?                    | along the High Street / B1049. Services and   |
|                |                            | facilities run a long way along Cottenham     |
|                |                            | High Street.                                  |
| Distance: City | How far is the site        | R =>800m                                      |
| Centre         | from edge of               |   |
|                | defined Cambridge          |   |
|                | City Centre?               |   |
|                | - ,                        |   |
| Distance: GP   | How far is the             | R =>800m                                      |
| Service        | nearest health             |   |
|                | centre or GP               | 1,032m ACF from centre of site to The         |
|                | service?                   | Cottenham Surgery.                            |
| Key Local      | Will it improve            | AMBER = No impact on facilities (or           |
| Facilities     | quality and range          | satisfactory mitigation proposed).            |
|                | of key local               |   |
|                | services and               | No facilities lost, and no new facilities     |
|                | facilities including       | proposed directly as a result of the          |
|                | health, education          | development.                                  |
|                | and leisure (shops,        |   |
|                | post offices, pubs         |   |
|                | etc?)                      |   |
| Community      | Will it encourage          | GREEN = Development would not lead to         |
| Facilities     | and enable                 | the loss of any community facilities or       |
|                | engagement in              | replacement / appropriate mitigation          |
|                | community                  | possible                                      |
|                | activities?                | N 7 1100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1      |
|                |                            | No facilities lost, and no new facilities     |
|                |                            | proposed directly as a result of the          |
| lata arra Ca   | Hammer 110                 | development.                                  |
| Integration    | How well would the         | AMBER = Adequate scope for integration        |
| with Existing  | development on             | with existing communities                     |
| Communities    | the site integrate         | •   |
|                | with existing communities? |   |
| ECONOMY        | Communities?               |   |
| Deprivation    | Does it address            | AMBER = Not within or adjacent to the 40%     |
| (Cambridge)    | pockets of income          | <u> </u>                                      |
| (Cambridge)    | T bockers of income        | most deprived Super Output Areas within       |

|                                | and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | Cambridge according to the Index of Multiple Deprivation 2010.   |
|--------------------------------|--|--|
| Shopping                       | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?                  | GREEN = No effect or would support the vitality and viability of existing centres  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.   |
| Employment -<br>Accessibility  | How far is the nearest main employment centre?   | RED = >3km  6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)   |
| Employment -<br>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<br>Capacity          | Is there sufficient education capacity?  | RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school.  (Score changed from Green to Red.)  |
| Distance:<br>Primary<br>School | How far is the nearest primary school?   | R = >800m<br>1,478m ACF from centre of site to   |

|                           |                                       | Cottenham Primary School.  |
|---------------------------|---------------------------------------|--|
| Distance:                 | How far is the                        | A = 1 to 3 km  |
| Secondary                 | nearest secondary                     |  |
| School                    | school?                               | 1.7km ACF from centre of site to Cottenham Village College.                                    |
| TRANSPORT                 |                                       | Village College.   |
| Cycle Routes              | What type of cycle                    | RED = No cycling provision or a cycle lane   |
| •                         | routes are                            | less than 1.5m width with medium volume of   |
|                           | accessible near to                    | traffic. Having to cross a busy junction with  |
|                           | the site?                             | high cycle accident rate to access local   |
|                           |                                       | facilities/school. Poor quality off road path.   |
|                           |                                       | The only cycle route in Cottenham is along   |
|                           |                                       | Histon Road towards Cambridge. This  |
|                           |                                       | comprises a mix of on- and off-road  |
|                           |                                       | provision, of variable quality. It is a heavily  |
|                           |                                       | trafficked route with a mix of traffic speeds.  Provision or contribution from this site would |
|                           |                                       | result in only minor improvement to cycling  |
|                           |                                       | facilities.  |
| HQPT                      | Is there High                         | AMBER = service meets requirements of  |
|                           | Quality Public                        | high quality public transport in most but not  |
|                           | Transport (at edge                    | all instances  |
| Sustainable               | of site)? Scoring                     | AMBER = Score 10-14 from 4 criteria below  |
| Transport                 | mechanism has                         | ANDER - Score to 14 horn 4 cinena sciow  |
| Score (SCDC)              | been developed to                     | Total score of 10.   |
|                           | consider access to                    |  |
|                           | and quality of                        |  |
|                           | public transport, and cycling. Scores |  |
|                           | determined by the                     |  |
|                           | four criteria below.                  |  |
|                           |                                       |  |
| Distance: bus stop / rail |                                       | R= Beyond 1,000m (0)   |
| station                   |                                       | 231m ACF from the centre of the site to the  |
|                           |                                       | nearest bus stop (X8).   |
|                           |                                       | 4.400mg ACE from the control of the city to  |
|                           |                                       | 1,108m ACF from the centre of the site to the nearest bus stop (Citi 8).                       |
| Frequency of              |                                       | G = 20 minute frequency (4)  |
| Public                    |                                       |  |
| Transport                 |                                       | X8 - less than hourly service.   |
|                           |                                       | Citi 8 - 20 Minute Service.  |
| Public                    |                                       | A = 31 to 40 minutes (3)   |
| transport                 |                                       | . ,  |
| journey time to           |                                       | X8 - 34 Minutes from Cottenham to  |
| City Centre               |                                       | Cambridge.   |
|                           |                                       | Citi 8 - 37 Minutes from Cottenham to  |
|                           |                                       | Cambridge.   |
| Distance for              |                                       | A = 10km to 15 km (3)  |

| cycling to City<br>Centre  Distance: Railway Station | How far is the site from an existing or proposed train station?                               | 10.15km ACF from the centre of the site to Cambridge Market.  R = >800m  5,659m ACF from centre of the site to Waterbeach Station.  |
|--|---|---|
| Access   | Will it provide safe access to the highway network, where there is available capacity?        | GREEN = No capacity / access constraints identified that cannot be fully mitigated  No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
| Non-Car<br>Facilities                                | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts  |