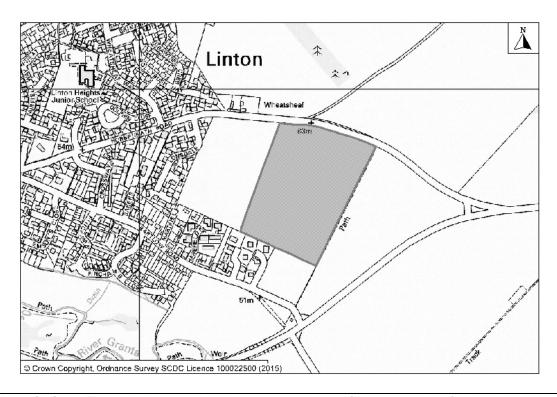
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC199	
Consultation Reference numbers:	

Site name/address: Land adjacent to Horseheath Road

Мар:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north, east and west. Residential properties are to the south. A public right of way follows the length of the eastern boundary from Horseheath Road south to Bartlow Road. The site is an arable field.

It is adjoining Site 032 and Site 102, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agriculture

Proposed use(s): 165 dwellings

Site size (ha): South Cambridgeshire: 6.53 ha.

Potential residential capacity: 147 dwellings (30 dph)

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

			1	
	best and most			
	versatile			
	agricultural land?		000000	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	
	sterilisation of		safeguarded area.	
	economic mineral			
DOLLUTION.	reserves?			
POLLUTION			ODEEN MILL I I	
Air Quality	Would the		GREEN = Minimal, no impact, reduced	
	development of the		impact.	
	sites result in an			
	adverse			
	impact/worsening of air quality?			
AQMA	Is the site within or		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	
. 5.1541011	Odour, light noise		adequate mitigation	
	and vibration			
	problems if the site		Development compatible with neighbouring	
	is developed, as a		uses. Some minor to moderate additional	
	receptor or		road traffic noise generation impact on	
	generator		existing residential due to development	
	(including		related car movements but dependent on	
	compatibility with		location of site entrance	
	neighbouring			
	uses)?			
Contamination	Is there possible		GREEN = Site not within or adjacent to an	
	contamination on		area with a history of contamination	
	the site?			
Water	Will it protect and		GREEN = No impact / Capable of full	
	where possible		mitigation	
	enhance the quality			
	of the water		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, 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			

	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		
TDO	infrastructure)?		CDEEN. Cita daga not contain or adiain
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
Illiastractare	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magazion
	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		•
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is prominently located
			part of the rolling countryside that is an
			important part of the landscape setting of
			Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape character, including		Neutral impact (generally compatible, or

	through appropriate design and scale of development?		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. enhancement
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site across the
	and gardens and scheduled monuments)?		valley and village and on approach to Linton. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		·
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	<u> </u>	Todamic appropriation, additional
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,695m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact No effect on pitch or plot provision.

	· · · · ·	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,005m ACF to the High Street - location
Local Ochic	centre?	chosen as representation of central point of
	Ceritie:	
D: 1 0''		these services and facilities.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
30.7.00	centre or GP	1,111m ACF from centre of site to Linton
	service?	Health Centre.
May Land		
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	
racillues		the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
25	with existing	Tage and the state of the state
	communities?	Site is isolated from the built-up area,
	Communico:	unless developed in conjunction with Site
		032.
ECONOMY		UUZ.
ECONOMY	Doop it adduces	AMPED Not within an adia-art to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the

	T		5 ps 1 1 1 pp 2 1 3 1	
	shopping		vitality and viability of existing centres.	
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main employment centre?		5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)	
Employment - 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		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water	
	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 sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.	
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed	
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 593m ACF from centre of site to Linton Heights Junior School	
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.7km ACF from centre of site to Linton Village College.	
TRANSPORT				
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local	

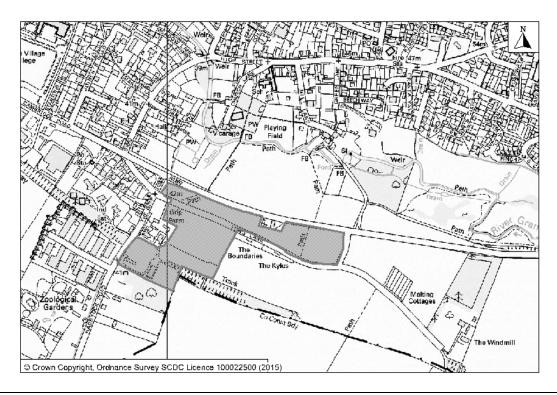
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	SINDER OF TO TO HOME TO MONE BOILD
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Tour official polow.	GG = Within 400m (6)
stop / rail		()
station		253m ACF from the centre of the site to the
		nearest bus stop.
Frequency of Public		A = 30 minute frequency (3)
Transport		
Public		A = 31 to 40 minutes (3)
transport		(1)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.94km ACF from the centre of the site to
Contro		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,975m ACF from centre of the site to
A	station?	Whittlesford Station.
Access	Will it provide safe access to the	RED = Insufficient capacity/ access. Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	95
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking or cycling facilities?	
	Tor cycling racillues?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC200	

Consultation Reference numbers:

Site name/address: Land to the north and south of Long Lane and east of The Grip

Мар:



Site description: The site is on the southern edge of Linton south of the A1307. Part of the site is between this main road and north of Long Lane. It is an arable field. A petrol filling station adjoins the main road but has not been included within the site.

The rest of the site is to the south of Long Lane and wraps around Grip Farm and its associated buildings to the west. The majority of this part of the site is pastureland. The southern corner of this contains an old granary building with a further two agricultural buildings. This section of the site fronts onto Hadstock Road and there is a steep gradient up from this road into the site.

Current use(s): Agriculture

Proposed use(s): Residential – 50-100 dwellings

Site size (ha): South Cambridgeshire: 6.48 ha.

Potential residential capacity: 146 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Majority of site is not previously developed
	developed	land. However there is a small part of an old
	land?	railway line within the site.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The North of the site is bounded by Granta Garage and Filling Station and the busy A1307. Noise and odour from the garage are obvious material considerations in terms of health and well-being and providing a high quality living environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Current land use appears to be of commercial/industrial and therefore would require investigation since it may have

		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site is within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Longery of the state of the sta
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 impost on mustacted sites and anasis.
	interest, and	No impact on protected sites and species
	geodiversity?	(or impacts could be mitigated). County
	(Including	Wildlife Site along disused railway line
	International and	which only in very small part of site and
	locally designated	would be capable of mitigation through the
Biodiversity	sites) Would	development process.
blodiversity	development	AMBER = Development would have a negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	mugation
	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	asimo od amougii ano dovolopinioni probobbi
	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
	Tanu green spaces,	or appropriate miligation

	through delivery of		Noutral impact (aviation factures actains	
	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		Maran Nama Cara Ingga at /Davidan arang	
	distinctiveness of		Minor Negative Impact (Development	
	landscape		conflicts with landscape character, minor	
	character?		negative impacts incapable of mitigation) -	
			the site has a rural character and is in a prominent location in terms of views into	
			•	
Townscape	Will it maintain and		and out of the historic centre of the village. AMBER = negative impact on townscape	
Townscape	enhance the		character, incapable of mitigation.	
	diversity and		character, incapable of miligation.	
	distinctiveness of		Minor Negative Impact (development	
	townscape		conflicts with townscape character, minor	
	character, including		negative impacts incapable of mitigation) -	
	through		noganio impacto moapasio el maganom	
	appropriate design			
	and scale of			
	development?			
Green Belt	What effect would		GREEN = No impact or Minor positive	
	the development of		impact on Green Belt purposes	
	this site have on			
	Green Belt			
	purposes?		11000	
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or	
	enhance sites,		within the setting of such sites, buildings	
	features or areas of		and features, with potential for negative	
	historical,		impacts capable of appropriate mitigation	
	archaeological, or		Minor Negative Impact on historia Assats	
	cultural interest		Minor Negative Impact on historic Assets	
	(including conservation		(incapable of satisfactory mitigation) – site	
			forms an important part of the setting of a	
	areas, listed buildings,		number of Listed buildings adjoining the site. Archaeological potential will require	
	registered parks		further information but the assumption for a	
	and gardens and		neutral impact is that it is likely appropriate	
	scheduled		mitigation can be achieved through the	
	monuments)?		development process.	
CLIMATE CHANGE				
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable		renewables would apply	
	energy resources?			
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk	
			Majority of site Flood Zone 1. A small part of	
			the north west corner of the site is within	

		Flood Zone 2 - drainage issues capable of
	│ 「H AND WELL BEING	being appropriately addressed
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 760m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A = 400 - 800m 545m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	A = 400 - 800m 568m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the	RED = Limited scope for integration with

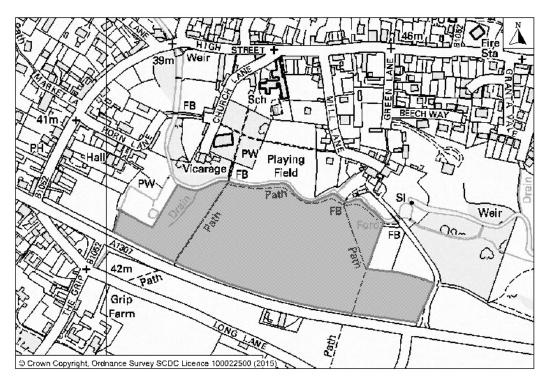
with Existing Communities	development on the site integrate with existing communities?	existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and
EQQNOMY.		services by the busy A1307.
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.5km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.

	1	
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
		, and the same quantity and account
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	422m ACF from centre of site to Linton C.E.
Oction	30110011	(Aided) Infants School
Distance:	How far is the	G = Within 1km (or site large enough to
		`
Secondary	nearest secondary	provide new)
School	school?	0.71 4.05 (
		0.7km ACF from centre of site to Linton
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (rigir i)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	SKEER = Score 13 13 Hom + chicha below
Score (SCDC)	been developed to	Total score of 16.
Score (SCDC)	consider access to	Total Score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		328m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		I minutes in Emiliar to Cambridge
Distance for		G = 5km to 10km (4)
cycling to City		= - JMII to 15MII (1)
Centre		8.14km ACF from the centre of the site to
Centre		Saffron Walden Market.
Diotoraca	How for in the site	
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	 7,710m ACF from centre of the site to

	station?	Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC201		
Consultation Reference numbers:		
Site name/address: Land north of Cambridge Road Linton		

Мар:



Site description: The site is situated on the southern edge of Linton. Immediately to the north is the historic centre of Linton with the Grade I Listed church of St Mary's, the Conservation Area containing numerous Listed Buildings, and public open space running down to the River Granta. To the south is the busy A1307 and a petrol filling station, with semi-enclosed arable fields beyond. To the east and west are wooded areas of the river valley.

Current use(s): Agriculture

Proposed use(s): 120-170 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.3 ha.

Potential residential capacity: 142 dwellings (30 dph)

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

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts
DOLLUTION.		Site falls within a designated area in the Minerals and Waste LDF - three quarters of site is within a safeguarding area for sand and gravel. Development would have minor negative impacts on identified Mineral Reserves.
POLLUTION	10/ I - I - I	ODEEN Minimal and investment and heart
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 with rest in Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate

		1	
			standards and pollution control measures
			will achieved through the development process and will mitigate any impact on
			groundwater, e.g. as part of Sustainable
			Drainage Systems (Suds).
BIODIVERSITY			Dramage Systems (Eddo).
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		
Diodi: (arait: :	sites) Would		AMPER - Dovolopment would be a
Biodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magaaon
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)?		GREEN = Site does not contain or adjoin
IFO	Are there trees on		·
	-		any protected trees
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
			Neutral impact (existing features retained,
	green		
	infrastructure?		
LANDSCAPE T	OWNSCAPE AND C	III TURAI HI	
		JEI GRAL III	
Lariacoapo			•
			l · · · · · · · · · · · · · · · · · · ·
	distinctiveness of		•
Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? OWNSCAPE AND COUNTY WILL IT MAINTAIN AND COUNTY WILL IT MAIN	ULTURAL HI	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 character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located such that there would be a significant loss of open space and meadows.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 'Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade 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	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - a third of the site is in zone 3 - the remainder of the site is zone 1 adjacent to the A1307.
	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:	How far is the	GREEN = <1km or onsite provision
Distance:		GREEN = <1km or onsite provision

Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.7km ACF from centre of the site to Linton
	'	Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	·
	for children and	756m ACF from centre of the site to Linton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	0 400
Distance:	How far is the site	G = <400m
District or Local Centre	from the nearest District or Local	350m ACF to the High Street - location
Local Certife	centre?	chosen as representation of central point of
	Centre:	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	401m ACF from centre of site to Linton
	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 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?	<u> </u>
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Cita included from the cuinting halls are and
	communities?	Site isolated from the existing built-up area,
		separated by the river and open recreational
ECONOMY]	areas.
	T	ANDED Not within an adjacent to the 400/
Deprivation	L)oes it address	I AMBER = NOT WITHIN OF ADJACENT TO THE 40% OF
Deprivation (Cambridge)	Does it address pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within

	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	Cambridge according to the Index of Multiple Deprivation 2010.
	development in deprived wards of	
Shopping	Cambridge? Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment	RED = >3km 4.5km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	infrastructure, including communications	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
	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 sewage network is approaching capacity.
		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. Since the proposal is for more than 150 dwelling there may require greater system reinforcement for the gas
		supply.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	School capacity not sufficient but
		School capacity not sufficient, but significant issues can be adequately addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	

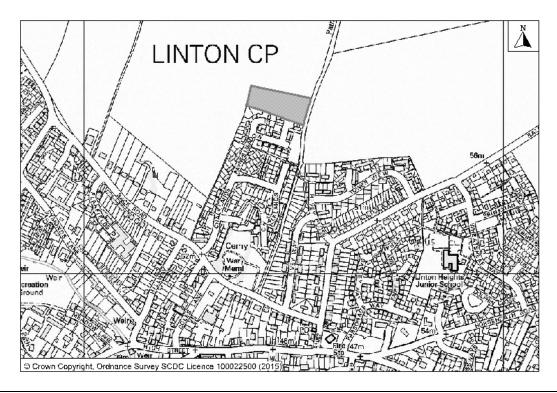
School	school?	259m ACF from centre of site to Linton C.E.
Distant	Hamile O	(Aided) Infants School
Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	
		0.7km ACF from centre of site to Linton Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Toda ontona polovii	GG = Within 400m (6)
stop / rail		()
station		375m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public Transport		
Public		A = 31 to 40 minutes (3)
transport		7. 0. 10 11
journey time to		31 Minutes from Linton to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.32km ACF from the centre of the site to
Diotonos	How for is the site	Saffron Walden Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train	7,863m ACF from centre of the site to
Janon	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	land. It is in the compact to the co
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme

		comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC276	
Consultation Reference numbers:	

Site name/address: Land adjacent to Paynes Meadow

Мар:



Site description: The site is north of an exception site for housing. It is part of an extensive arable field with a hedgerow on the eastern side of the site. A bridleway follows this boundary. There are no physical features within the field to mark the boundary to the north and west.

Current use(s): Agriculture

Proposed use(s): Residential – 20 dwellings

Site size (ha): South Cambridgeshire: 0.83 ha.

Potential residential capacity: 22 dwellings (30 dph)

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

	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		
A O N A A	of air quality? Is the site within or		acceptable.		
AQMA			GREEN = >1,000m of an AQMA, M11, or A14		
	near to an AQMA, the M11 or the		A14		
	A14?				
Pollution	Are there potential		GREEN = No adverse effects or capable of		
i OllutiOll	Odour, light noise		full mitigation		
	and vibration				
	problems if the site				
	is developed, as a				
	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		
Water	the site?		CDEEN No impact / Conchlo of full		
water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation		
	enhance the quality		Tilligation		
	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, 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 conservation		greenspace. No or negligible impacts		
	interest, and				
	geodiversity?				
	(Including				
	1 (morading				

	International and		
	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		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
	restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces, through delivery of		loss of existing green infrastructure capable of appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
Tourses	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a

	and scale of development?		neutral impact include that appropriate design and mitigation measures would be
	·		achieved through the development process.
			Limited development along southern edge
			of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
_	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation).
	conservation		Development of site would impact on views
	areas, listed		from historic centre and ones across the
	buildings,		village thereby affecting setting of
	registered parks		Conservation Area and numerous listed
	and gardens and		buildings. Site on prominent slopes of Rivey
	scheduled		Hill as backdrop to list buildings.
	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
CLIMATE CHA	NGE		development process.
Renewables	Will it support the		AMBER = Standard requirements for
1 TOTIC WADICS	use of renewable		renewables would apply
	energy resources?		Tonowasios would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zono 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HIIMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	carriot be appropriately addressed
Open Space	Will it increase the		GREEN = Assumes minimum on-site
3 po.: Opaco	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 Linton
			Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		826m ACF from centre of the site to Linton
	teenagers?		Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		No offect on witch and let and
	accommodation		No effect on pitch or plot provision.

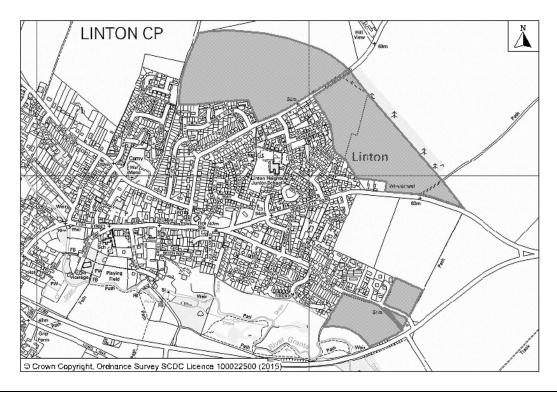
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	582m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	530m ACF from centre of site to Linton
	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 fee 200 as lest and as a second a 200 as
		No facilities lost, and no new facilities
		proposed directly as a result of the
lete metion	I law wall was dal 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	Communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribriuge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	www.pie Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	Janopping	I vitality and viability of Existing Certifes.

	T	1
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.0km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new 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	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues be adequately addressed
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 554m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Linton Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge	RED = Service does not meet the requirements of a high quality public transport (HQPT)

	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		` '
station		597m ACF from the centre of the site to
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.24km ACF from the centre of the site to
Distance	How far is the site	St. Ives Market.
Distance:		R = >800m
Railway Station	from an existing or proposed train	8,029m ACF from centre of the site to
Station	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
7100000	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	magadom
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC318		
Consultation Reference numbers:		
Site name/address: Land to the east of Linton		

Мар:



Site description: The site is on the north and eastern edge of Linton and is made up of a number of arable fields that wrap around the built edge of the village:

- North of Balsham Road an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.
- South of Balsham Road / North of Horseheath Road two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary
- Bartlow Road a field north of the road with housing to the west. Hedges enclosing whole site
- Bartlow Road a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.

Note: Previously submitted as part of larger SHLAA site 120.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 27.95 ha.

Potential residential capacity: 420 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
FUL	development make use of previously developed land?	RED = Not OII PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION	J	5 5
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible	GREEN = No impact / Capable of full mitigation

	<u> </u>	
	enhance the quality of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the		
1 411500:55	TOWN 100 4 DE 1112 6		development process.		
•	TOWNSCAPE AND C	ULTURAL HE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic		
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		centre and long views across the village. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes		
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. (Update to reflect significant impact identified in SHLAA)		
CLIMATE CHANGE					
Renewables	Will it support the		AMBER = Standard requirements for		

	use of renewable		ranawahlas wauld analy
	energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Majority of very large site is in Flood Zone 1 with a very small part within Flood Zones 2 and 3 however no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
			Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		GREEN = <1km or onsite provision
	teenagers?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			1,673m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the		AMBER = No Impact
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or	How far is the site from the nearest		R = >800m
Local Centre	District or Local centre?		867m from nearest centre ACF (Linton, High Street)
			UPDATE: text amended to correct reference to Linton High Street rather than Cottenham High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health		R = >800m
2011100	centre or GP		1,101m ACF from centre of site to Linton

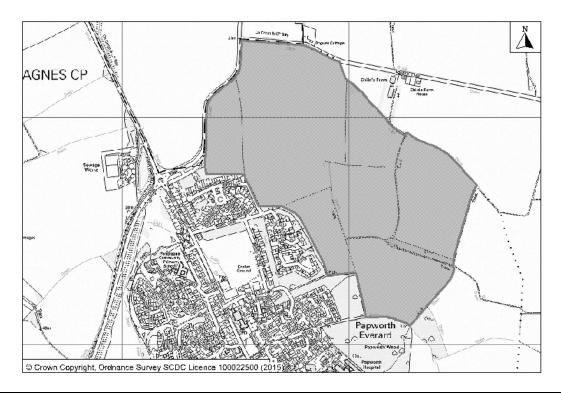
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i dominos	of key local	Satisfactory finitigation proposedy.
	services and	No facilities lost, and no new facilities
		•
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	,
	communities?	The large scale of the site is difficult to
		integrate without significant impacts.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(======================================	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple 2 optivation 20 to.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Trianty 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.
Francis	local centres?	DED . Olem
Employment -	How far is the	RED = >3km
Accessibility	nearest main	F. Olara, A.O.F. (many),
	employment	5.0km ACF from centre of site to South
<u> </u>	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	1

	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,	Major 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
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	530m ACF from centre of site to Linton
		Heights 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 Linton
		Village College.
TRANSPORT	1100	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	lo though librate	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Cuatainabla	of site)?	AMPED - Coore 10.11 from 1 outlants helen
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total Score of 14
Score (SCDC)	been developed to	10(a) 30016 01 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	ioui cinteria pelow.	G = Within 600m (4)
stop / rail		
station		UPDATE: score changed from Amber to
งเสแบบ		OI DATE. Score changed from Amber 10

		Green
		470m to nearest bus stop ACF (Linton,
Frequency of		Bartlow Road) (Updated text to correct) A = 30 minute frequency (3)
Public		A = 30 minute frequency (3)
Transport		30 minute service
		UPDATE: score changed from 20 minute to
<u> </u>		30 minute frequency
Public transport		A = 31 to 40 minutes (3)
journey time to		40 Minutes (Linton, Bartlow Road to
City Centre		Cambridge, Emmanuel Street)
		UPDATE: to correct text, but no change to
		score.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.17km ACF to Saffron Walden
		UPDATE: text changed from Cambridge to
		Saffron Walden as the nearest market town,
		but no change to score
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,966m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Insufficient conscitues as access constraints
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	'
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC196	
Consultation Reference numbers:	
Site name/address: Papworth Everard	

Мар:



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

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

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

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

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

Potential residential capacity: 981 dwellings (30 dph)

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

Land	development lead		grades 1 and 2 land	
	to the loss of the best and most versatile agricultural land?		Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 81 ha)	
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.	
POLLUTION				
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality.	
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14	
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A small part of the site is within the safeguarding area for the Papworth Everard Sewage Treatment Works, within which there is a presumption against development that would be occupied by people.	
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination	
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).	
BIODIVERSITY				
Designated Sites	Will it conserve protected species		AMBER = Contains or is adjacent to an existing site designated for nature	

	1		
	and protect sites		conservation or recognised as containing
	designated for		protected species and impacts capable of
	nature		appropriate mitigation
	conservation		
	interest, and		Minor negative impact on protected sites
	geodiversity?		and species. The site is adjacent to
	(Including		Papworth Wood SSSI and approximately
	International and		345 metres from the Elsworth / Hilton Road
	locally designated		Side Verge CWS.
	sites)		ciao vorgo ovvo.
Biodiversity	Would		AMPED Development would have a
blodiversity			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		and a development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		000000000000000000000000000000000000000
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		11 1 3
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	minastructure!		·
			that appropriate design and mitigation
			measures would be achieved through the
LANDOCADE		III TUDAL III	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 located on a ridge
			and therefore any built development would
			be prominent, harsh edge to the village in
			the wide views across the undulating arable
			fields.
L			

	T	
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor negative impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	development of this site would change the
	appropriate design	strong linear character of the village.
	and scale of	
	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
Tichtage	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
		is no impact to the setting
	historical,	Noutral impact (existing factures rateined
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	
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.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		actives on one identities to most policy.
		0.6km ACF from centre of the site to
		 I Panworth Everard Recreation Ground
Distance: Play	How far is the	Papworth Everard Recreation Ground.
Distance: Play Facilities	How far is the nearest play space	GREEN = <400m or onsite provision

	T	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
	-	deliver on site facilities to meet policy.
		706m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pictric provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	790m ACF to the High Street - location
	centre?	chosen as representation of central point of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1 = >000111
Ochiic	defined Cambridge	
Distance: OD	City Centre?	A 400 000
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	700m ACF from centre of site to The
	service?	Surgery, Papworth Everard.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	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 releptine in
	post offices, pubs	
	etc?)	
Community		CDEEN Dayslanment would not load to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	organistica by Horr rootaoritian land about
	communities?	The scale of development would is out of
	COMMUNICS!	proportion with the existing built-up area.
ECONOMY		proportion with the existing built-up area.
ECONOMY Deprivation	Does it address	AMPED - Not within or adiacont to the 400/
Deprivation		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

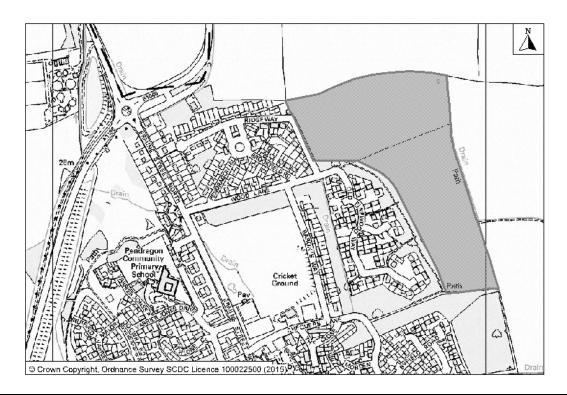
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and thabinly or oxioning control
	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.
Farada area	local centres?	ODEEN. Alma an allegation in famous
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.5km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and village centre)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is not supportable
	communications	from the existing electricity network,
	infrastructure and	therefore significant reinforcement and new
	broadband?	network required. There is insufficient spare
	Diodabalia:	capacity within the distribution zone to
		supply the total number of proposed
		•••
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
	1 1 44 -	approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Och college of the state of the
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	0.45 4.05 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
School	school?	847m ACF from centre of site to Pendragon
		Community Primary School

Distance	I I I and family the	D. Owner to million of the
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km
School	school?	4.3km ACF from centre of site to Cambourne Village College.
TRANSPORT	<u> </u>	Camboanie vinage Conego.
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus	Todi ontona bolow.	A = Within 800m (3)
stop / rail station		713m ACF from the centre of the site to the nearest bus stop (1 service).
Frequency of Public Transport		RR= Less than hourly service (0) 2 hour service.
Public		GG = 20 minutes or less (6)
transport journey time to City Centre		13 Minutes from Papworth Everard to St. Ives
Distance for		G = 5km to 10km (4)
cycling to City Centre		7.84km ACF from the centre of the site to St. Ives. Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 9,660m ACF from centre of the site to St Neots Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of
	avaliable capacity?	mitigation. Safe access to the highway can be achieved; however development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC321	
Consultation Reference numbers:	

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



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

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

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

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

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

Potential residential capacity: 167 dwellings (30 dph)

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

	boot and mast	ogricultural land (Orados 4 and O)
	best and most versatile	agricultural land (Grades 1 and 2) - small
	agricultural land?	site but all grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
williorais	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	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	GREEN = >1,000111 01 att AQMA, WITT, 01
	the M11 or the	A14
	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	
Contamination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a metery of contamination
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
BIODIVERSITY	<u> </u> '	Sustainable Drainage Systems (Suds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Citoo	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		miligation.
			Assumentions for a noutral improve or 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		any protected trees
	by a Tree		
	1 ,		
	Preservation Order		
	(TPO)?		AMBER N
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
Lanascape	enhance the		landscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
			Cignificant pagethy inspect / Jerselewers (
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is located on a ridge
			and therefore any built development would
			be a prominent, harsh edge to the village in
			the wide views across the undulating arable
			fields.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Sharastor, interpublic of fillingunorii
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	-		
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the

	appropriate decian		atrong linear character of the village
	appropriate design and scale of		strong linear character of the village.
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
Green ben	the development of		impact on Green Belt purposes
	this site have on		Impact on Green beit purposes
	Green Belt		
Haritaga	purposes?		CDEEN. Site does not contain or adjain
Heritage	Will it protect or enhance sites,		GREEN = Site does not contain or adjoin
	features or areas of		such buildings, sites or features, and there
	historical,		is no impact to the setting
	archaeological, or		Noutral impact (existing features retained
	cultural interest		Neutral impact (existing features retained, or appropriate mitigation possible).
			Archaeological potential will require further
	(including 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
rtonowabioo	use of renewable		renewables would apply
	energy resources?		Tonowabioo would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	•
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.5km ACF from centre of the site to
			Papworth Everard Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		530m ACF from centre of the site to
	teenagers?		Papworth Everard Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
İ	Showpeople?		

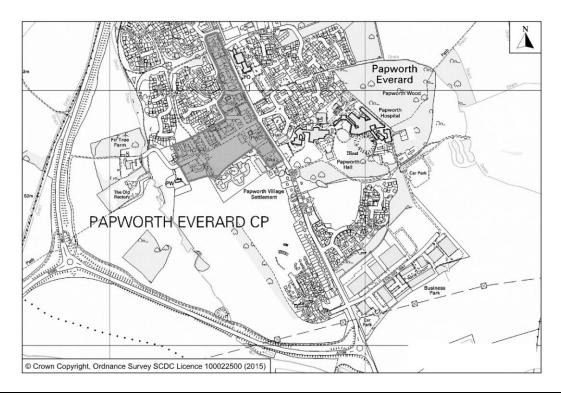
	T.,	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	602m from nearest centre ACF (Papworth
	centre?	Everard, Ermine Street North)
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	552m ACF from centre of site to The
	service?	Surgery, Papworth Everard
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	•
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	F = 5.0.0
		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	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carrioriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Manapio Dopination 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GDEEN - No offset or would support the
Shopping	•	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidonment would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
1	of Cambridge,	indicator is likely to apply particularly to sites

	town district and	which include noted offices on leigung upon
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.3km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village centre)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site would require local
	communications	and upstream reinforcements to the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare capacity within the distribution zone to
		supply the total number of proposed
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
	1 4 60 1	approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
D: (issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	004 4054 4 6 7 4 5
School	school?	664m ACF from centre of site to Pendragon
Distance	Llavy famila tha	Community Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary school?	4.3km ACF from centre of site to
School	2011001 <i>?</i>	
TRANSPORT		Cambourne Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Noules	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
	tilo oito:	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
וושלון	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Justali labie	Journa	AINIDEN - OCOTE 10-14 HOITH 4 CHILETTA DEIOW

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

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SP/10 / H/3		
Consultation Reference numbers:		
Site name/address: Papworth Everard West Central		

Мар:



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

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

Current use(s): Residential and redundant industrial units

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

Site size (ha): South Cambridgeshire: 8.55 ha

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

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

Land	dovolonment lead	offect grade 1 and 2 land
Land	development lead to the loss of the	affect grade 1 and 2 land.
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
ivimerais		
	sterilisation of	safeguarded area.
	economic mineral reserves?	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact.
	sites result in an	Impaoti
	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	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	trie site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Former uses will require mitigation.
Water	Will it protect and	GREEN = No impact / Capable of full
1.5	where possible	mitigation
	enhance the quality	Development unlikely to effect water quality.
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	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		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		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)? Are there trees on		AMPED Any adverse import or protected
TPO			AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation The site contains a number of individual
	adjacent protected by a Tree		protected trees, particularly to the Ermine
	Preservation Order		Street North road frontage. There are two
	(TPO)?		groups of protected trees along Church
	(11 0):		Lane, including a large group within the
			southern boundary 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		ar appropriate minigeners
	and access to		
	green		
	infrastructure?		
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		, ·
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
,	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		Opportunity to improve brownfield sites in
	character, including		the centre of the village in a coordinated
	through		way.
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive

	1	
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	Part of area is a conservation area, and
	archaeological, or	includes the listed Church. Policy will
	cultural interest	provide opportunities to improve the setting
	(including	of this area.
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAI	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	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	0.5km ACF from centre of the site to
Facilities	sports facilities?	Papworth Everard Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	370m ACF from centre of the site to land
	for children and	south of Dockwra Road, Papworth Everard.
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	needs of Gypsies and Travellers and	
	needs of Gypsies and Travellers and Travelling	
	needs of Gypsies and Travellers and Travelling Showpeople?	
Distance:	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	G = <400m
District or	needs of Gypsies and Travellers and Travelling Showpeople?	G = <400m
	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	G = <400m
District or	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre?	
District or	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local	G = <400m R = >800m
District or Local Centre	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre?	
District or Local Centre Distance: City	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site	
District or Local Centre Distance: City	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of	
District or Local Centre Distance: City	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge	
District or Local Centre Distance: City Centre	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre?	R = >800m

	service?	
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible Policy seeks community facilities, and seeks to enhance the village centre.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	<u> </u>	 AMPER NAMED III III III III III III III III III I
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Will support Papworth Everard Village centre.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of the site to South Cambridgeshire 008C (Papworth Hospital and village centre)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development Policy seeks an element of employment development.

	employment land?	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
		Sundent
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
Education	broadband?	AMPED Cohool consoits not cufficient
	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. A = 400 - 800m
Primary School	nearest primary school?	547m ACF from centre of site to Pendragon
301001	SCHOOLS	Community Primary School, Papworth Everard.
Distance:	How far is the	R = Greater than 3km
Secondary		3.8km ACF from centre of site to
School	nearest secondary school?	Cambourne Village College.
TRANSPORT	301001:	Cambourie 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
	tilo olto:	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, , ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
-		
Transport	mechanism has	Total score 16
•	mechanism has	Total score 16
Transport Score (SCDC)		Total score 16
•	mechanism has been developed to	Total score 16
•	mechanism has been developed to consider access to	Total score 16
•	mechanism has been developed to consider access to and quality of	Total score 16
•	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Total score 16
Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	
Score (SCDC) Distance: bus	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6)
Score (SCDC) Distance: bus stop / rail	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of
Distance: bus stop / rail station	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site.
Distance: bus stop / rail station Frequency of	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of
Distance: bus stop / rail station Frequency of Public	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site.
Distance: bus stop / rail station Frequency of Public Transport	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0)
Distance: bus stop / rail station Frequency of Public Transport Public	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6)
Distance: bus stop / rail station Frequency of Public Transport Public transport	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St.
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives G = 5km to 10km (4)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) Bus stops on Ermine Street near to parts of the site. R= Less than hourly service (0) GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives G = 5km to 10km (4)

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

Site Information

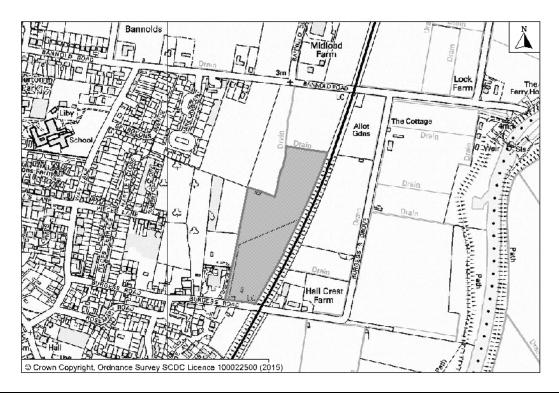
Development Sequence

Site reference number(s): SC040

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

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

Мар:



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

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

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

Current use(s): Paddock

Proposed use(s): Residential development

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

Potential residential capacity: 30 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously		
	developed		
Agricultural	land? Would	/	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7	ANDLIX = MILIOI 1055 of grade 1 and 2 land
Land	to the loss of the best and most versatile agricultural land?	a	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but approximately 1/3 of the site, in the north eastern corner, is Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral	S	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	a L	A large proportion of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an		GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	c	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration		AMBER = Adverse impacts capable of adequate mitigation
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	r t f c r t t c c r	Development should be compatible with neighbouring uses. The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration - it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Hall Crest Farm & Workshop in close proximity to the east - possible noise and malodour as proposals would be closer than existing residential, but no history of complaints. Minor to moderate adverse noise / odour risk.
Contamination	Is there possible contamination on the site?	A a c	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

			honofite publicat to opprendicts mitigation
			benefits subject to appropriate mitigation)
			A small part of the site has agricultural buildings, in the south, and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY		·	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.

TDO	Ana thana toras		ODEEN Olde deservation and all 1
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure.
	and green spaces,		Neutral impact (existing features retained,
	through delivery of		or appropriate mitigation possible).
	and access to		
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs to the
			south east on the opposite site of the
			railway line and it may be possible to
			provide a link to this.
	TOWNSCAPE AND C	UL I URAL 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
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Character:		To the east the village edge comprises
			enclosed fields and paddocks, with well
			used footpaths to the banks of the River
			Cam. The site is located in an area with an
			irregular boundary with occasional
			hedgerows and woodland / paddocks
			abutting low density housing provides a soft
			edge and rural setting for the village. This
			part of Waterbeach is characterised by
			woodland and paddocks. The presence of
			the railway line to the east does not mean
			that the village should automatically expand
			outwards towards it.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		To the east the village edge comprises
	appropriate design		enclosed fields and paddocks, with well
	and scale of		used footpaths to the banks of the River Cam. The site is located in an area with an
	development?		irregular boundary with occasional
			hedgerows and woodland / paddocks
			abutting low density housing provides a soft
			edge and rural setting for the village.
			Development in this location would create
			an area of backland development which
			an area of backland development which

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

		Waterbeach Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	7.1.1.DET(= 100 000111
1 dominos	for children and	789m ACF from centre of the site to
	teenagers?	Waterbeach Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANDER - No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	683m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	548m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	.
		No facilities lost, and no new facilities
		proposed directly as a result of the
Into avating	Have well wanted 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	communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Manapic Deprivation 2010.
	Abbey Ward and	
	Thosey ward and	

	Vinas Hadas - 0	<u> </u>
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	vitality or viability of existing centres. The
	vitality and viability	indicator is likely to apply particularly to sites
	of Cambridge,	which include retail, offices, or leisure uses.
	town, district and local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	N25 FORM
,	employment	3.3km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
Distance:	How far is the	capacity. A = 400 - 800m
Primary	nearest primary	7. - 100 - 000 111
School	school?	595m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.4km ACF from centre of site to Cottenham
TDANODOST		Village College.
TRANSPORT	What type of avala	DED - No evoling provision or a evolution
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	la thara High	RED = Service does not meet the
חערו	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13
Score (SCDC)	consider access to	Total Score of 15
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
•		E4Em ACC from the control of the cite to the
station		545m ACF from the centre of the site to the
		nearest bus stop (196 service).
		697m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		A = Hourly service (2)
Public		(=)
Transport		
-	+	C 21 to 20 minutes (4)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		196 service - 44 Minutes from Waterbeach
City Centre		to Cambridge.
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		S = olum to rolum (1)
Centre		8.83km ACF from the centre of the site to
Centre		
D: .	11	Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	582m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highway Authority has severe concerns due
		to the access being located in such close
		proximity to the existing level crossing for
		this number of dwellings and would
		_
		recommend that the Local Planning
		Authority contact Rail Track before

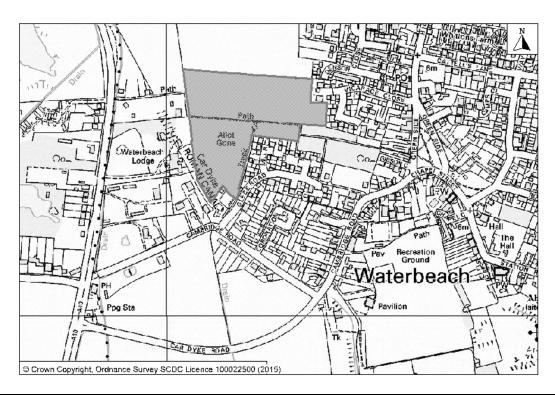
		progressing this site. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport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

Site Information	
Development Sequence	Minor Rural Centre
014 () 00040	

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

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

Map:



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

Note: the site adjoins site 142 to the east.

Current use(s): Agricultural, pasture and allotments

Proposed use(s): 216 dwellings with allotments

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

Potential residential capacity: 120 dwellings (30 dph)

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

A' 1	NA/I-I	AMPED Missels as a formed a formed Olevel
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	Minor loss of boot and most varietile
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
Minanala	agricultural land?	CDEEN Cita is not within an allocated on
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLLUTION.	reserves?	
POLLUTION	M/ I -I (I	ODEEN Mississal as issued as decad
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development well-shirts immediate on sin
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	CDEEN - 1.000m of on ACMA MA44
AQIVIA		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dallestian	A14?	ANADED Advance imports concluded
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development about the compatible with
	problems if the site	Development should be compatible with
	is developed, as a	neighbouring uses. The A10 lies close to the east and traffic noise will need
	receptor or	
	generator	assessment but residential use is likely to
	(including	be acceptable with careful noise mitigation. Some minor to moderate additional off-site
	compatibility with	
	neighbouring	road traffic noise generation on existing
	uses)?	residential due to development related car
		movements but dependent on location of
Cantanination	la thana maasibla	site entrance.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site is used as alletments
		A small part of the site is used as allotments
		and may have contaminated land. Potential
		for minor benefits through remediation of
Motor	Mill it protect and	minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Assumptions for a partial insurant and the
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds). A
		majority of the development sites falls within

DIO DIVISTO CITA		the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.
Biodiversity	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 There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the

	1		0 1 2 2 2 10
			south east on the opposite site of the
			railway line and it may be possible to
			provide a link to this.
LANDSCAPE, 1	TOWNSCAPE AND C	<u>ULTURAL HI</u>	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		To the west enclosed fields provide an
	character?		important landscape setting for the village.
			Public footpaths lead out from The Green
			into the countryside around this site. As an
			undeveloped green wedge coming in almost
			to the heart of the village, the site provides
			an important amenity area. It forms a semi-
			rural transition area between the village and
			the countryside beyond, and retains the
			rural character of the local footpaths. Appeal
			inspectors considering development on
			adjoining land to the west felt the
			introduction of development would be
			harmful to the rural attributes.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		σ
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		To the west enclosed fields provide an
	appropriate design		important landscape setting for the village.
	and scale of		Public footpaths lead out from The Green
	development?		into the countryside along the site
	·		boundaries. As an undeveloped green
			wedge coming in almost to the heart of the
			village, the site provides an important
			amenity area. It forms a semi-rural transition
			area between the village and the
			countryside beyond, and forms part of the
			setting of the Conservation Area and Listed
			Buildings. Appeal inspectors considering
			development on adjoining land to the west
			felt the introduction of development would
			be harmful to the rural attributes.
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		· ·
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
L			

	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		(incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the site boundaries. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and forms part of the setting of the Conservation Area and Listed Buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
			achieved through the development process.
CLIMATE CHAI	NGE		as not out an ough the development process.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
FI 15:	energy resources?		ODEEN EL LE LUI LUI
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ TH AND WELL BEING	-	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		5. 555 [
Facilities	sports facilities?		0.5km ACF from centre of the site to
			Waterbeach Recreation Ground.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space for children and		450m ACF from centre of the site to
	teenagers?		Waterbeach Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		r
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		461m from the centre of the site to a point
	centre?		along Chapel Street. Services and facilities
D			clustered around surrounding area.
Distance: City	How far is the site		R = >800m

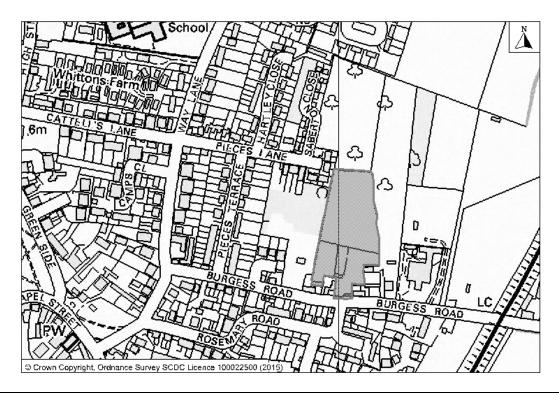
0 1	I for an a star of	 1
Centre	from edge of	
	defined Cambridge	
	City Centre?	_
Distance: GP	How far is the	R = 800m
Service	nearest health	
	centre or GP	896m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	canciacion, ininganon propossa,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	The state of the s	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 Oxiding communities
Communities	with existing	
	communities?	
ECONOMY	Communices	
	Door it oddroos	AMPED Not within an adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and viability of chloting control.
	3 ·	Development 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	3.6km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of

		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	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?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
Dietopos	How far is the	capacity. A = 400 - 800m
Distance:	nearest primary	A = 400 - 600m
Primary School	school?	626m ACF from centre of site to
Scriooi	301001:	Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	Tr = Greater than onth
School	school?	4.4km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
•	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	-
Score (SCDC)	been developed to	Total score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Dietemesi kus	four criteria below.	C Within COOm (4)
Distance: bus		G = Within 600m (4)

oton / roil		
stop / rail		100 m 100 from the control of the city to the
station		409m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		25 Minutes from Waterbeach to Cambridge.
City Centre		3.5
Distance for		G = 5km to 10km (4)
cycling to City		S = Skill to Tokill (1)
Centre		8.15km ACF from the centre of the site to
Centre		
D: /	11 6 2 41 24	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,030m 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	S .
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highway Authority has concerns in
		relationship to the provision of suitable inter
		·
		vehicle visibility splay for this site. The
		access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed. On the whole, the in-fill
		sites are less likely to present an
		unacceptable pressure on the A14 given the
		majority of travel demand will be focused on
		Cambridge and credible alternatives to car
		travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	or cycling facilities?	
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC090		
Consultation Reference numbers:		
Site name/address: Burgess Road, Waterbeach		

Мар:



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

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

Current use(s): Pasture and storage buildings.

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

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

Potential residential capacity: 19 dwellings (30 dph)

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

development lead		affect grade 1 and 2 land.
to the loss of the		anost grado i ana z idila.
best and most		
versatile		
agricultural land?		
Will it avoid the		GREEN = Site is not within an allocated or
sterilisation of		safeguarded area.
economic mineral		
reserves?		
		GREEN = Minimal, no impact, reduced
		impact.
		Development unlikely to impact on air
		quality. Site lies in an area where air quality
		acceptable.
		GREEN = >1,000m of an AQMA, M11, or
		A14
		AMBER = Adverse impacts capable of
<u> </u>		adequate mitigation
		adoquate miligation
		Development compatible with neighbouring
·		uses. Some minor to moderate additional
· · · · · · · · · · · · · · · · · ·		road traffic noise generation impact on
· · · · · · · · · · · · · · · · · · ·		existing residential due to development
(including		related car movements but dependent on
compatibility with		location of site entrance.
neighbouring		
uses)?		
Is there possible		AMBER = Site partially within or adjacent to
		an area with a history of contamination, or
the site?		capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site has agricultural
		buildings, in the south, and may have
		contaminated land. Potential for minor
		benefits through remediation of minor contamination.
Will it protect and		GREEN = No impact / Capable of full
-		mitigation
		Imagadon
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
Cityii Cilii loiit i		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds). A
		majority of the development sites falls within
		the Waterbeach Level Internal Drainage
		District, which does not have any capacity
		to accept any direct discharge into its
	best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water

DIODIVITO OTT		system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). There are protected trees are situated approximately 55m to
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees Protected trees are situated approximately 55m to the west of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to provide a link to this.

LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		·
	landscape		The built up edge of Waterbeach is clearly
	character?		defined to the west of the site. The site,
			particularly the northern part of the site,
			does not relate well to the village but to the
			treed land that opens out to the east onto
			the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
			of this part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		The built up edge of Waterbeach is clearly
	character, including		defined to the west of the site. The site,
	through		particularly the northern part of the site,
	appropriate design		does not relate well to the village but to the
	and scale of		treed land that opens out to the east onto
	development?		the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
			of this part of the village.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
Groom Bon	the development of		purposes
	this site have on		F 4.1-2-2-2
	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		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- The site is located to the east of the
	buildings,		historic village core and to the north of the
	registered parks		site of nationally important Waterbeach
	and gardens and		Abbey. The tower of St John's Church
	scheduled		provides a distinctive landmark within
	monuments)?		Waterbeach, being visible from many

			viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI			AMPER Of L. I
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
T lood Ttisit	is site at flood fisit:		SKEEN - 1 lood 2011c 17 low flok
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 536m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 430m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

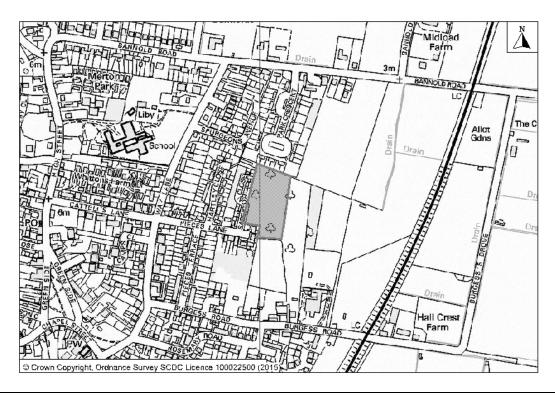
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	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
11 3	shopping	vitality and viability of existing centres
	hierarchy,	, , , , ,
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	3.2km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	, .,
	employment land,	Development would have no effect on
	or deliver new	vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
	L - 7	which include retail, offices, or leisure uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	1	

Education Capacity	services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	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. AMBER = School capacity not sufficient, constraints can be appropriately mitigated.
		Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	431m ACF from centre of site to Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham
		Village College.
TRANSPORT	1100	DED N E :
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14
Distance: bus		G = Within 600m (4)
stop / rail station		375m ACF from the centre of the site to the nearest bus stop (196 service).
		462m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of		A = Hourly service (2)
Public Transport		196 service - less than hourly.

Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.	Public transport journey time to City Centre	
Public transport journey time to City Centre Distance for cycling to City Centre How far is the site from an existing or proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Will it provide safe access to the highway network, where there is available capacity? Public transport 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge Market. 8 de 2 service - 25 Minutes from Waterbeach to Cambridge Market. A = 400 - 800m 466m ACF from centre of the site to Waterbeach Station. RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.	Public transport journey time to City Centre Distance for cycling to City Centre How far is the site from an existing or Station Station Proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Minor mitigat link to serve to propose Paytor are less pressu travel of Cambres (Cambres). Non-Car Facilities Non-Car Facilities Pase of the Cambres (Cambres) (C	9 service - Hourly service
transport journey time to City Centre 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge. 10 stance for cycling to City Centre	transport journey time to City Centre Distance for cycling to City Centre How far is the site from an existing or Station Proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Ninor Car Facilities Will it make the transport network safer for public	·
journey time to City Centre 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4) 8.62km ACF from the centre of the site to Cambridge Market. Distance: Railway Station Proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.	journey time to City Centre Distance for cycling to City Centre Distance: Railway From an existing or Station Access Will it provide safe access to the highway network, where there is available capacity? Non-Car Facilities Facilities Paservi Cambri Cambr	G = 21 to 30 minutes (4)
City Centre to Cambridge.	City Centre Distance for cycling to City Centre Distance: Railway Distance: Railway Station Mill it provide safe access to the highway network, where there is available capacity? Non-Car Facilities Facilities Distance: How far is the site from an existing or proposed train station? A = 40 Watert A = 40 RED = Negati mitigat mitigat link to serve to propose Paytor are less pressult travel of Cambritance of Cambrita	400 : 4414: 4 6 144 1
Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Minor negative effects incapable of mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.	Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Non-Car Facilities Pistance: How far is the site from an existing or proposed train station? Watert A = 40	
Distance for cycling to City Centre Below Fig. 2	Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Non-Car Facilities Pistance: Railway Station Distance: Railway Station Watert A66m	to Cambridge.
Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.	Distance for cycling to City Centre Distance: Railway Station Access Will it provide safe access to the highway network, where there is available capacity? Non-Car Facilities Pistance: How far is the site site from an existing or proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Ninor in the proposed train station? Minor in the proposed train station?	
Distance for cycling to City Centre Begin to 10km (4)	Distance for cycling to City Centre Bistance: Railway From an existing or proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Minor mitigat link to serve to propose Paytor are less pressurtavel of Cambritavel of Cambritav	9 service - 25 Minutes from Waterbeach to
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Centre B.62km ACF from the centre of the site to Cambridge Market. Cambridge Market.	Centre Distance: How far is the site from an existing or Station proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Minor mitigat link to serve to propose paytor are less pressus travel of Cambritavel of Cambritavel of Facilities Non-Car Will it make the Facilities Non-Car transport network safer for public Book Cambridge A = 40 A66m A	G = 5km to 10km (4)
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· · · · · · · · · · · · · · · · · · ·	safer for public	AMBER = No impacts
	· · · · · · · · · · · · · · · · · · ·	
safer for public	transport walking	
transport, walking	l transport, waiking	
or evoling facilities?	or cycling facilities?	

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

Site name/address: Saberton Close, Waterbeach **Map:**



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

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

Current use(s): Woodland

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

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

Potential residential capacity: 12 dwellings (30 dph)

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

		<u> </u>
	versatile	
Minanala	agricultural land?	ODEEN. Cita is not within an allocated on
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION		Longery and a second
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. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	·
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development compatible with neighbouring
	environment?	uses. Some minor to moderate additional
		road traffic noise generation impact on
		existing residential due to development
		related car movements but dependent on
		location of site entrance.
BIODIVERSITY	,	
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
	nature	greenspace. No or negligible impacts.
		greenspace. No or negligible impacts.
	conservation	No impact on protected sites and ansairs
	interest, and	No impact on protected sites and species
	geodiversity?	(or impacts could be mitigated). There are
	(Including	protected trees situated approximately 80m
	International and	to the south west of the site.
	locally designated	
	sites)	

Diodivoroity	Would		AMPED Davidenment 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		Assumentions for a noutral impost one 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		The site is in a substantial area of woodland
	Plan targets, and		and grassland which may result in some
	maintain		habitat loss.
	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		Protected trees are situated approximately
	Preservation Order		80m to the south west 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		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs to the
			south east on the opposite site of the
			railway line and it may be possible to
			provide a link to this.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
Landodapo	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		magadon mododroo poddibio.
	landscape		The built up edge of Waterbeach is clearly
	character?		defined to the west of the site. The site,
	3.141401011		particularly the northern part of the site,
			does not relate well to the village but to the
			treed land that opens out to the east onto
			the adjoining flat agricultural fields. The site
			has a rural character and creates a soft
			edge to the village. The presence of the
			, ,
			railway line to the east does not mean that
			the village should automatically expand
			outwards towards it. Development would be
			detrimental to the rural character and setting
Tourness	Mill it madicate in accel		of this part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on
1	enhance the		townscape character, no satisfactory

	T 1:		20 0 0 0 1	
	diversity and		mitigation measures possible.	
	distinctiveness of townscape character, including through appropriate design and scale of development?		The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site	
			has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.	
Green Belt	What effect would the development of this site have on		AMBER = negative impact on Greenbelt purposes	
	Green Belt purposes?			
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.	
CLIMATE CHANGE				
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable energy resources?		renewables would apply	
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	
L			•	

	accacible and		
	accessible open space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GREEN = CIKITI OF OTISILE PROVISION
Facilities			0.7km ACF from centre of the site to
racililles	sports facilities?		Waterbeach Recreation Ground.
Dietonos Play	How far is the		
Distance: Play Facilities			AMBER = 400 - 800m
racillues	nearest play space		COCHE ACE from control of the cite to land
	for children and		606m ACF from centre of the site to land
0 0	teenagers?		north of Levitt Lane, Waterbeach
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		482m from the centre of the site to a point
	centre?		along Chapel Street. Services and facilities
			clustered around surrounding area.
Distance: City	How far is the site		R = 800 m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		G = <400m
Service	nearest health		
	centre or GP		350m ACF from centre of site to Rosalind
	service?		Franklin House
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	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,		30 · 6 · 6 · 6 · 6 · 6 · 6 · 6 · 6 · 6 ·
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
. dominos	engagement in		replacement / appropriate mitigation
	community		possible.
	activities?		possible.
	aonvinco:		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	development on		with existing communities
Communities	the site integrate		
	with existing		
E00NOTO:	communities?		
ECONOMY	1 	I	LANDED N. C. W
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%

(0 1 1 1	T	
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	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
	-	indicator is likely to apply particularly to sites
	of Cambridge,	''''
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.4km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	io for omproyment dovolopment
	employment land,	Development would have no effect on
		•
	or deliver new	employment land or premises.
Liche	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
	טוטמטטמווע!	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.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	G = <400m
Primary	nearest primary	<u> </u>
School	school?	336m ACF from centre of site to
301001	3011001!	
Dista	11	Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km

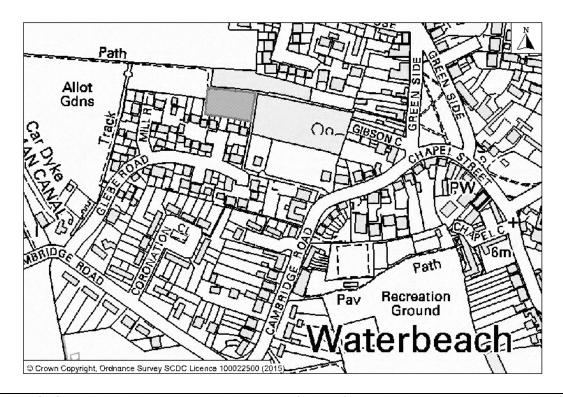
Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail		G = Within 600m (4)
station		440m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = Hourly service (2)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.75km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	A = 400 - 800m
Station	proposed train station?	630m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of
	avaliable capacity?	mitigation. Access constraints - The access link to the public highway is unsuitable to serve the number of units that are being proposed. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car

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

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

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

Map:



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

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

Current use(s): Pasture (former orchard)

Proposed use(s): Residential development

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

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

Potential residential capacity: 5 dwellings (30 dph)

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

	best and most versatile agricultural land?	agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Whole site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		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 near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site; therefore any works involving these drains would require the

		consent of the Board.
		ochoon of the Board.
Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north east.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order		GREEN = Site does not contain or adjoin any protected trees There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north east.
Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Footpaths run along the northern and eastern boundaries of the site and it should be possible to provide a link to these.
OWNSCAPE AND C	ULTURAL HE	ERITAGE
Will it maintain and enhance the diversity and distinctiveness of		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor
	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?

	ah a ra ata r	no notive impropte in our state of relative time.
	character?	negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
Townscape	Will it maintain and enhance the	AMBER = negative impact on townscape character, incapable of mitigation.
Green Belt	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) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes. AMBER = negative impact on Greenbelt
Green ben	the development of this site have on Green Belt purposes?	purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings,	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms part of the setting of the Conservation Area and there are three
	registered parks and gardens and scheduled monuments)?	Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. However, it may be

		possible to develop part of the site if it were
		reduced in size and additional landscape
		screening eastern edge. Archaeological
		potential will require further information but
		the assumption for a neutral impact is that it
		is likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11 7
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	carrier se appropriately addressed
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 enotes
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW = < TKIII of offsite provision
Facilities		0.4km ACF from centre of the site to
racililles	sports facilities?	Waterbeach Recreation Ground.
Distance: Dis.	Hamia tha	
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	074 4054 4 44 34 4
	for children and	274m ACF from centre of the site to
	teenagers?	Watebeach Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	272m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	780m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	<u>-</u>	·
racilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the

	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No feetities lest and as assufeetities
		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		·
with Existing Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY	John Maritines :	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	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.
Employment	local centres?	RED = >3km
Employment - Accessibility	How far is the nearest main	KED = >9KIII
Accessibility	employment	3.4km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
	Centre	Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	is is simpley man do to to print
	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 communications infrastructure and	insufficient spare mains water capacity within the distribution zone to supply the 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 Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	сарасну :	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	499m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km
School	school?	4.6km ACF from centre of site to Cottenham Village College.
TRANSPORT	T	
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
LIODT	1 4 12 1	facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC) Distance: bus	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 16.
stop / rail station		GG = Within 400m (6) 222m ACF from the centre of the site to the
Fraguency of		nearest bus stop (9 service). R = Hourly service (2)
Frequency of Public Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)

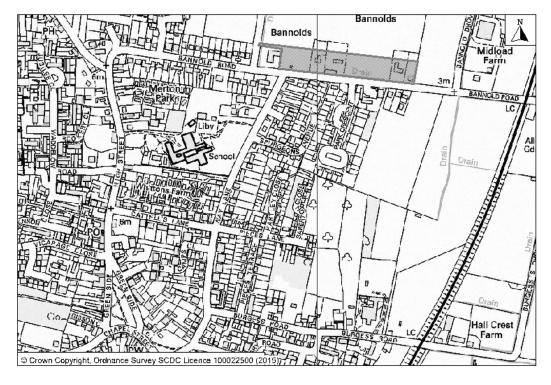
Centre		8.21km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 847m ACF from centre of the site to
Otation	station?	Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC155	
	00.40\ 110.410.0.0040 + .0\

Consultation Reference numbers: 50 (I&O 2012), H9 (I&O 2013 part 2)

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

Мар:



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

Note: the site adjoins site 206 to the east.

Current use(s): Residential and agricultural

Proposed use(s): 23 dwellings

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

Potential residential capacity: 29 dwellings (30 dph)

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

	T -	
	best and most versatile agricultural land?	agricultural land (Grades 1 and 2) - a very small part of this small site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	A very small part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		Impact
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring
	is developed, as a receptor or generator (including compatibility with neighbouring	uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
	uses)?	
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
		A small part of the site has agricultural buildings on it and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within
		the Waterbeach Level Internal Drainage District, which does not have any capacity

BIODIVERSITY			to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or
	and protect sites designated for nature		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
	conservation interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated). There is a group of protected trees located 20m to the south west.
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order		GREEN = Site does not contain or adjoin any protected trees A group of protected trees are located 20m to the south west.
Green	(TPO)? Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces, through delivery of		loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the	character incomplia of mitigation
		character, incapable of mitigation.
	diversity and	Min and Name Constant of Approximate
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) -
		The site is located in a relatively open area
		separating the village from the Barracks to
		the north. It is in residential and agricultural
		use with mature trees along Bannold Road.
		Bannold Road has sporadic development
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		the rural separation area between
		·
Tauran	\\/\(\lambda\) \(\lambda\) \(\	Waterbeach and the Barracks.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is located in a relatively open area
	appropriate design	separating the village from the Barracks to
	and scale of	the north. It is in residential and agricultural
	development?	use with mature trees along Bannold Road.
	·	Bannold Road has sporadic development
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		the rural separation area between
		Waterbeach and the Barracks.
Croop Dalt	What effect would	
Green Belt		AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	The site is included in the Green Belt in the
	purposes?	Submission Local Plan.
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible). The
	(including	tower of St John's Church provides a
	conservation	distinctive landmark within Waterbeach,
	areas, listed	being visible from many viewpoints to the
	buildings,	east and south of the village.
	registered parks	Archaeological potential will require further
	and gardens and	information but the assumption for a neutral
	Lana garaens ana	החסוחומנוסוז שמנינווט מששמווויףנוטודוטו מ ווכענומו

	scheduled		impact is that it is likely appropriate
	monuments)?		mitigation can be achieved through the
<u> </u>			development process.
CLIMATE CHA		ı	
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
	ELLAND WELL DEING		cannot be appropriately addressed
	TH AND WELL BEING		ODEEN Assume as in income an aire
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		Noutral impact (existing factures ratained or
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is standard requirements for open space
			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		ONLEW = < IKIII of offsite provision
Facilities	sports facilities?		1.0km ACF from centre of the site to
1 dominos	oporto radintico:		Waterbeach Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Citality (100iii oi oiloilo provioloii
	for children and		395m ACF from centre of the site to land
	teenagers?		north of Levitt Lane, Waterbeach
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		'
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		
Local Centre	District or Local		713m from the centre of the site to a point
	centre?		along Chapel Street. Services and facilities
5	<u> </u>		clustered around surrounding area.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
Di	City Centre?		0 400
Distance: GP	How far is the		G = <400 m
Service	nearest health		440m ACE from control of all the Deceller
	centre or GP		143m ACF from centre of site to Rosalind
Kov Loog!	service?		Franklin House
Key Local Facilities	Will it improve		AMBER = No impact on facilities (or
racillues	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.
	Thealth, education		ασνειυριτιετιι.

	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
Communicies	with existing	
	communities?	
ECONOMY	Communices:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	ividitiple Deprivation 2010.
	1 -	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Chamain a	Cambridge?	ODEEN. No effect on would own out the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	0.7lun AOE (many = ==================================
	employment	3.7km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
	100	Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	<u>, </u>	

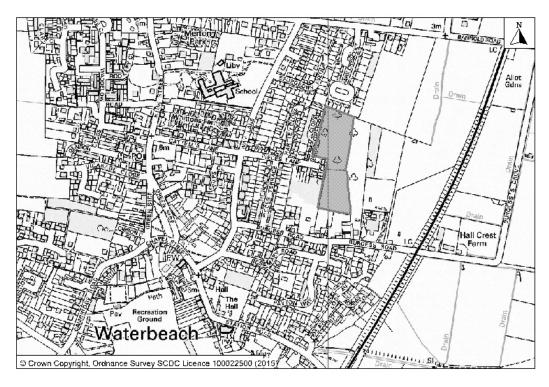
Education Capacity	communications infrastructure and broadband? Is there sufficient education capacity?	within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity 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 primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	G = <400m 386m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?	R = Greater than 3km 5.1km ACF from centre of site to Cottenham Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		G = Within 600m (4) 175m ACF from the centre of the site to the nearest bus stop (196 service). 539m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport		R = Hourly service (2) 196 service - less than hourly.
		9 service - Hourly service.

Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge
		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		9.03km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	943m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe
	available capacity?	access can be achieved. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the
		majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC190	
Consultation Reference numbers:	

Site name/address: Land adjacent to Pieces Lane, Waterbeach

Мар:



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

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

Current use(s): Woodland and pasture.

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

Site size (ha): South Cambridgeshire: 1.78 ha.

Potential residential capacity: 30 dwellings (30 dph)

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

Land	development lead		
Lanu	to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		•	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation. Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to it being military land. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate.

PIONIVEDSITY		All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. The site is in a substantial area of woodland and grassland which may result in some habitat loss.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees Protected trees are situated approximately 55m to the west of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to provide a link to this.

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be
		detrimental to the rural character and setting
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	of this part of the village. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach

CLIMATE CHA	and gardens and scheduled monuments)?		Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	i	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.7km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space for children and teenagers?		588m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local centre?		462m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City	How far is the site		R = 800m
Centre	from edge of defined Cambridge City Centre?		
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP		408m ACF from centre of site to Rosalind

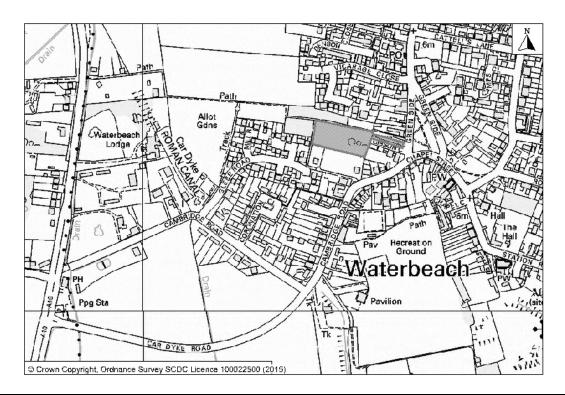
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiilicə	of key local	sausiaciory minganon proposeu).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	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?	, 1 111, 21 1112
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.3km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	

	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Summer.
	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?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	368m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham
Corroor		Village College.
TRANSPORT		t mage conego.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
, , , , , , , , , , , , , , , , , , , ,	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	uno onto i	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
11011	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	7.M.DER - 30010 10 14 HOM 4 ORIGINA DEIOW
Score (SCDC)	been developed to	Total score of 14.
30018 (0000)	consider access to	10.01 00010 01 14.
	and quality of	
	public transport,	
	1 -	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	TOUT CITIETTA DEIOW.	G = Within 600m (4)
		G = Within 600m (4)
stop / rail		127m ACE from the centre of the cite to the
station		437m ACF from the centre of the site to the
		nearest bus stop (196 service).
		457m ACF from the centre of the site to the
Fraguerates		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		

Transport		196 service - less than hourly.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge.
		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.71km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway Station	from an existing or proposed train station?	571m ACF from centre of the site to 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.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The access link to the public highway is unsuitable to serve the number of units that are being proposed. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking	
	or cycling facilities?	

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

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



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

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

Current use(s): Pasture

Proposed use(s): 15-20 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves?		site but all Grade 2. GREEN = Site is not within an allocated or safeguarded area.
Will it avoid the sterilisation of economic mineral		
		Whole site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
		<u> </u>
Would the development of the sites result in an adverse		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
of air quality?		quality. Site lies in an area where air quality acceptable.
Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
	development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water	development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water

Docionatod	Will it conserve		GREEN = Does not contain, is not adjacent
Designated Sites			
Siles	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No insure at an investment of oites, and an arise
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There is a
	(Including		protected Ash tree situated in rear garden of
	International and		43 Vicarage Close, approximately 22m to
	locally designated		the north east.
D: " '	sites)		AMBER
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		There is a protected Ash tree situated in
	Preservation Order		rear garden of 43 Vicarage Close,
	(TPO)?		approximately 22m to the north.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. Footpaths run along
			the northern and western boundaries of the
			site and it should be possible to provide a
			link to these.
LANDSCAPE, 1	OWNSCAPE 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) -
	orial actor :		To the west and north, enclosed fields again
			TO THE WEST AND HOLLI, CHOOSED HEIDS AYAILI

		provide an important landscape setting for
		the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped
		green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-
		rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The
		appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
Townscape	Will it maintain and enhance the diversity and	AMBER = negative impact on townscape character, incapable of mitigation.
Green Belt	distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes. GREEN = No impact or Minor positive impact on Green Belt purposes
	Green Belt purposes?	
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms part of the setting of the Conservation Area and there are three Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. Archaeological
		potential will require further information but the assumption for a neutral impact is that it

		is likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	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	LODEEN
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	00000
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.01 4.05 (
Facilities	sports facilities?	0.3km ACF from centre of the site to
		Waterbeach Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	191m ACF from centre of the site to
	teenagers?	Waterbeach Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	171m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: 1	City Centre?	A 400 000
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	700 4054
	centre or GP	729m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	X 1 C 100
	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 engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY	T COTTITION IN CO.	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage

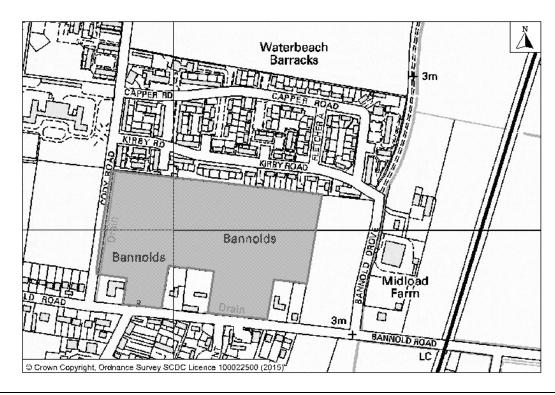
		network is approaching capacity and will require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints our so appropriately magated
	capacity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	448m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	The Creation and the Creation
School	school?	4.7km ACF from centre of site to Cottenham
Scriooi	SCHOOL:	Village College.
TRANSPORT		Village College.
	Mhat tuna of avala	DED - No eveling provision or a systellar a
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	SKEER - Score to to hom a chicha bolow
Score (SCDC)	been developed to	Total score of 16.
Score (SCDC)	consider access to	Total score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		122m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		11 - 110dily 0011100 (2)
Transport		9 service - Hourly service.
•		
Public		G = 21 to 30 minutes (4)
transport		Openies OF Mississ from Mr. 1
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.24km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	751m ACF from centre of the site to
Julion	L brobosed train	TO THE TOTAL COLLEGE OF THE SILE TO

	station?	Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC337	
Consultation Poterance numbers:	

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

Мар:



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

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

Current use(s): Agricultural

Proposed use(s): Housing

Site size (ha): South Cambridgeshire: 6.21 ha

Potential residential capacity: 140 dwellings (30 dph)

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

	T	<u> </u>
	best and most	Development would not affect best and
	versatile	most versatile agricultural land (Grades 1
	agricultural land?	and 2). Very small part of the site Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
ACIVIA	near to an AQMA,	A14
	the M11 or the	7 V 7
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	1 0
	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?	area with a history of contamination.
	trie site:	Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
.,	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		, ,
Designated	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

	noturo		groonspace No or pogligible 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		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		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON I A COMPANY
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		A group of protected trees are located 12m
	Preservation Order		to the south west.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	OWNSCAPE 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) -
			The site is located in a relatively open area
			separating the village from the Barracks to
			the north. It is in agricultural use. Bannold
			Road has sporadic development along the
			northern side and this, together with the
			open land, creates a rural character and the
			appearance of the countryside entering the
			village. If this site were developed it would

intrude into the rural separation area between Waterbeach and the Barracks. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it maintain and enhance sites, features or areas of historical, archaeological, or Will it maintain and enhance sites, features or areas of historical, archaeological, or AMBER = negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks. AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it maintain and enhance the diversity and enhance sites, features or areas of historical, AMBER = negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - If this site were developed it would intrude into the trural separation area between Waterbeach and the Barracks. AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
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distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - If this site were developed it would intrude into the conflicts with townscape character, minor negative impacts incapable of mitigation) - If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks. AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
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character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, Character, including through through this site were developed it would intrude into the this site were developed it would the rural separation area between Waterbeach and the Barracks. AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks. AMBER = negative impact on Green Belt purposes The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
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development? AMBER = negative impact on Green Belt the development of this site have on Green Belt purposes? The site is included in the Green Belt in the Submission Local Plan. Heritage Will it protect or enhance sites, features or areas of historical, GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
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Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, The site is included in the Green Belt in the Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
Purposes? Heritage Will it protect or enhance sites, features or areas of historical, Submission Local Plan. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
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
enhance sites, features or areas of historical, such buildings, sites or features, and there is no impact to the setting
features or areas of historical, 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 mitigation can be achieved through the
buildings, mitigation can be achieved through the development process
and gardens and
scheduled
monuments)?
CLIMATE CHANGE
Renewables Will it support the AMBER = Standard requirements for
use of renewable renewables would apply.
energy resources?
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk
IS SILC AL HOOD HISK:
Flood Zone 1 and no drainage issues that
cannot be appropriately addressed.
HUMAN HEALTH AND WELL BEING
Open Space Will it increase the GREEN = Assumes minimum on-site
quantity and quality provision to adopted plan standards is
of publically provided onsite
accessible open
space? Neutral impact (existing features retained or
appropriate mitigation). Assumption is
standard requirements for open space
would apply.
Distance: How far is the GREEN = <1km or onsite provision
Outdoor Sport nearest outdoor
Facilities sports facilities? 1.0km ACF from centre of the site to
Facilities sports facilities? 1.0km ACF from centre of the site to Waterbeach Recreation Ground.

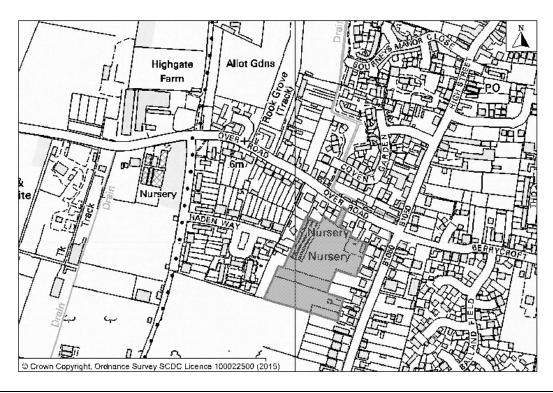
	for children and		371m ACF from centre of the site to land		
	teenagers?		north of Levitt Lane, Waterbeach		
Cyrony	· ·				
Gypsy & Traveller	Will it provide for the		AMBER = No Impact		
Travellel	accommodation		No offect on pitch or plot provision		
			No effect on pitch or plot provision.		
	needs of Gypsies and Travellers and				
	Travelling				
Distance:	Showpeople? How far is the site		A = 400 - 800m		
Distance. District or	from the nearest		A = 400 - 600111		
Local Centre	District or Local		790m ACF to Chapel Street, Waterbeach		
Local Certife	centre?		79011 ACI to Chapel Street, Waterbeach		
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		G = <400m		
Service	nearest health		G = \$400m		
Service	centre or GP		170m ACF from centre of site to Rosalind		
	service?		Franklin House		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
1 aciiitics	of key local		Satisfactory mitigation 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,		do voiopinoni.		
	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				

	donrived words of		1
	deprived wards of Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
Shopping	shopping		vitality and viability of existing centres.
	•		vitality and viability of existing centres.
	hierarchy,		Davidonment 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		3.77km ACF from centre of site to South
	centre?		Cambridgeshire 007D (Marshalls - North of
			Newmarket Road)
Employment -	Would		G = No loss of employment land / allocation
Land	development result		is for employment development
	in the loss of		, , , , , , , , , , , , , , , , , , ,
	employment land,		
	or deliver new		
	employment land?		
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
Otilities	level of investment		sufficient.
	in key community		Sumolent.
	services and		Minor I Itilitica Infrastructura improvementa
			Minor Utilities Infrastructure improvements
	infrastructure,		required, but constraints can be addressed.
	including		There is insufficient spare mains water
	communications		capacity within the distribution zone to
	infrastructure and		supply the number of proposed properties
	broadband?		which could arise if all the SHLAA sites
			within the zone were to be developed. The
			WWTW is operating close to capacity and
			the sewerage network is at capacity and
			both will require mitigation.
Education	Is there sufficient		AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
, ,	capacity?		
	3		School capacity not sufficient, but significant
			issues can be adequately addressed.
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		444m ACF from centre of site to
561001	3011001:		Waterbeach Community Primary School.
Distance:	How far is the		R = Greater than 3km
			IX – GIEAREI MAN SKIII
Secondary	nearest secondary		E 1km ACE from control of site to Cottonic
School	school?		5.1km ACF from centre of site to Cottenham
TDANIODOST			Village College.
TRANSPORT	LAN 44 C :		DED 11 11 11
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane
	routes are		less than 1.5m width with medium volume of
	accessible near to		traffic. Having to cross a busy junction with
	the site?		high cycle accident rate to access local
			facilities/school. Poor quality off road path.
HQPT	Is there High		RED = Service does not meet the
	•	-	

	1 -	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 16
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Citteria Delow.	GG = Within 400m (6)
stop / rail		00 – Willim 400m (0)
station		155m ACF from the centre of the site to the
Station		nearest bus stop (Waterbeach, Kirby
		Terrace)
Frequency of		A = Hourly service (2)
Public		, ()
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		28 Minutes from Waterbeach to Cambridge
City Centre		(Waterbeach, Kirby Terrace to Cambridge,
		Drummer Street).
Distance for		G = 5km to 10km (4)
cycling to City		O 4 Olima A OF to Completeless Mandage
Centre	How for is the set -	9.10km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	1,028m ACF from centre of the site to
Station	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7.00033	access to the	identified that cannot be fully mitigated.
	highway network,	The same of the sa
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

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

Мар:



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

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

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

Proposed use(s): 74 dwellings

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

Potential residential capacity: 28 dwellings (30 dph)

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

	T	
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
N d'un a una la	agricultural land?	ODEEN O'to be not within an allegated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLLUTION	reserves?	
POLLUTION	Mould the	CDEEN Minimal no impact vaduand
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Davolanment unlikely to impact an air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality acceptable.
AQMA	of air quality? Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	GREEN = >1,000111 01 att AQMA, MT1, 01 A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollation	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Noise, odour and dust from Aspinalls
	(including	Builders Yard are obvious material
	compatibility with	considerations with significant negative
	neighbouring	impact potential in terms of health and well
	uses)?	being and a poor quality living environment
	,	and possible nuisance. It is unlikely that
		mitigation measures on the proposed
		development site alone can provide an
		acceptable ambient noise environment
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site is in use for
		commercial and may have contaminated
		land. Potential for minor benefits through
187	1.000	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
DIODIVEDOITY	,	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
Ones	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
			•
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	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 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
Landoupo	enhance the		character, incapable of mitigation.
	diversity and		onarastor, incapable of miligation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraolor:		Nearer to Willingham, the setting is more
			enclosed with smaller fields, paddocks,
			horticulture, orchards, glasshouses and a
			caravan park. These transition areas
			caravan pain. These transition aleas

	T	1	
-			between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedge lines and in groups. The site forms part of the 'transition' area between the village and the open countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Approximately half of the site, closest to the Over Road frontage, is within Flood Zone 3. This would result in development being located to the rear of the site, closest to the surrounding countryside. Development in this location would be poorly related to existing development and the road frontage,
			and will be at odds with the largely linear pattern of development in the immediate area. It would therefore have a detrimental impact on the rural character of this part of Willingham.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage CLIMATE CHAI	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). There are 4 Grade II Listed Buildings fronting the High Street approximately to the north. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - approximately 2/3 of the site is within Flood
			Zones 2 and 3. This would result in

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

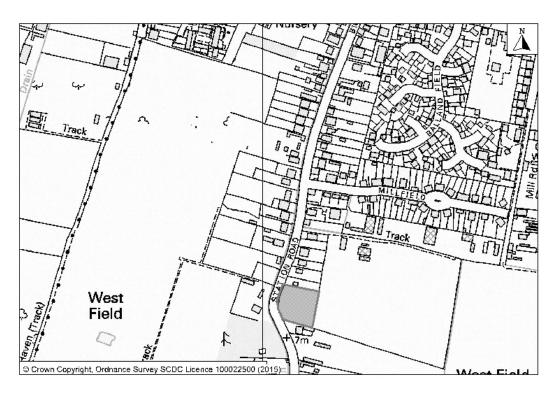
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on the site integrate	existing communities / isolated and/or separated by non-residential land uses
Communico	with existing	ooparated by non reducinial land deed
	communities?	Development would be poorly related to the existing built-up area and the road frontage, and will be at odds with the largely linear pattern of development in the immediate
		area.
ECONOMY	<u> </u>	LANDED No. 111. II. and a 400/
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Snopping	shopping hierarchy, supporting the	vitality and viability of existing centres. Development would have no effect on
	vitality and viability of Cambridge, town, district and local centres?	vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main	RED = >3km
Accessibility	employment centre?	7.8km 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 in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new employment land?	employment land or premises. Part of the site was formerly used for horticultural and storage (but use ceased in 2005).
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community services and infrastructure, including communications infrastructure and	Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.
	broadband?	

Education	Is there sufficient	AMPED Cohool consoity not sufficient
		AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	Treater than onth
School	school?	4.3km ACF from centre of site to Swavesey
Scriooi	301001:	•
TDANCDODT		Village College.
TRANSPORT	140 ()	LDED N. II
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, , , , , , , , , , , , , , , , , , , ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	SKEER - Score to to hom a chicha bolow
Score (SCDC)	been developed to	Total score of 15.
Score (SCDC)	consider access to	Total score of 15.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		152m ACF from the centre of the site to
		nearest bus stop.
Frequency of		A = Hourly service (2)
Public		· · · ·
Transport		
Public		A = 31 to 40 minutes (3)
transport		2. 10 10 1
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
		0 - Jan 10 10an (4)
cycling to City		O CZIONA A CE fuene the acceptus of the other
Centre		8.67km ACF from the centre of the site to
D: /	11 6 1 3 5	St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	11,175m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
	access to the	Negative effects incapable of appropriate

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC: 058	
Consultation Reference numbers:	

Site name/address: Land South of 77 Station Road, Willingham **Map:**



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

Current use(s): Formerly horticultural

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

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

Potential residential capacity: 2 dwellings (30dph)

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

	to the loss of the	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	Saroguaraou aroa.
	reserves?	A very small part of the site within an area
	10301VCS:	designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		Impact.
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality		•
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	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	location of site entrance.
Os into institut	uses)?	ODEEN. Cita not within an adiabant to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	(
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
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	

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		miligation
			Assumentions for a noutral improst 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		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		ANADED NI ' 'C' ' ' ' ' 'C'
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
Zanaccapc	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Noutral impact (ganarally compatible, or
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		-
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Development of this site would create an
	appropriate design		area of backland development within
	Tappropriate design		area or paomana acvolopinoni within

	and scale of development?	existing ribbon development south of the village. It would have a detrimental impact on the linear and rural character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	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).
	(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 CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - the majority of the site is within Flood Zone 3, leaving only a very narrow strip of land along the road frontage.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.2km ACF from centre of the site to
		Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,256m ACF from centre of the site to land east of West Fen Road, Willingham
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	AMBER = No Impact

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre	District or Local	868m ACF to the High Street - location
Local Certife	centre?	chosen as representation of central point of
	Cerille:	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	935m ACF from centre of site to Willingham
	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	and the second s
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site isolated on edge of village far from local
		facilities.
ECONOMY	I Danie 9 - 11	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	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Trianty and viability of existing certifes
	supporting the	Development would have no effect on
	1 supporting the	Development would have no ellect on

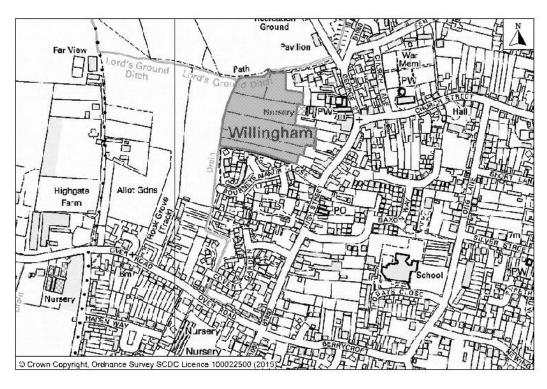
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 19 1 1 19 6 1 2
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = 3km
Accessibility	nearest main	
,	employment	9.4km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
	00.11.01	Campus & Wellcome Trust Genome
		Campus)
Employment	Would	G = No loss of employment land / allocation
Employment -		
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	1	sewerage network is approaching capacity
	including	
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
	. ,	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 000m
School	school?	774m ACE from control of site to Willingham
SCHOOL	SCHOOL?	774m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.2km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	נווס אונס!	<u> </u>
HODT	lo thoro I ligh	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 15.
(== 3)	consider access to	
	and quality of	
	Land Adams of	

	1 111 /	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		180m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		, , , , , , , , , , , , , , , , , , , ,
Transport		
Public		A = 31 to 40 minutes (3)
transport		7(= 01 to 40 minutes (0)
journey time to		Citi 5 Bus service takes 38 minutes from
City Centre		Willingham to St. Ives.
Distance for		
		G = 5km to 10km (4)
cycling to City		0.77km ACE from the control of the cite to
Centre		8.77km ACF from the centre of the site to
D'atana	Harris familia (b.a. alta	St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	10,942m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to
		the A14, and even this could require
		substantial mitigation measures. The
		Highway Authority have concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	re impacto
. dointios	safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC157	
Consultation Reference numbers: N/A	

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

Мар:



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

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

Proposed use(s): 80 dwellings

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

Potential residential capacity: 57 dwellings (30dph)

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

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

	T		
	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		domotod amodgit and dotolopinom process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any proteoted trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Illiadiactare	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiastructure?		·
			that appropriate design and mitigation
			measures would be achieved through the
			development process. It may be possible to
			provide a link to a footpath lies
			approximately 15m to the north of the site,
			on the opposite side of Lord's Ground Ditch,
I VNDSCADE .	│ TOWNSCAPE AND C	III TIID AI LII	but no green infrastructure proposed.
	Will it maintain and	OLIUKAL NI	
Landscape	enhance the		RED = Significant negative impact on landscape character, no satisfactory
			·
	diversity and		mitigation measures possible.
	distinctiveness of		The cite is in an area characterized as area!
	landscape		The site is in an area characterised as small
	character?		enclosed fields and paddocks with mature
			hedgerows, and a rural edge. These create
			a soft edge and transition between
			Willingham and the Fenland landscape.
			Development would intensify development,
			extending the built area of the village

		outwards into land that is open and rural in character, resulting in the loss of historic burgage plots characteristic of the village and loss of openness and wooded backdrop to High Street. This would have a significant adverse effect on the setting of the
		Conservation Area and several Listed
Townscape	Will it maintain and enhance the diversity and	Buildings. RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	distinctiveness of	·
	townscape character, including through appropriate design	Development would intensify development, extending the built area of the village outwards into land that is open and rural in character, resulting in the loss of historic
	and scale of development?	burgage plots characteristic of the village. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and	The site forms an important part of the setting of the adjoining Conservation Area and 4 Grade II Listed Buildings and as well as other Listed Buildings within the Conservation Area.
	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	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
		The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. However, a small part of the north western corner of the site is within Flood Zone 3.
HUMAN HEALT	H AND WELL BEING	

Open Space	Will it increase the	GREEN = Assumes minimum on-site
open opace	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?	0.2km ACF from centre of the site to
		Willingham Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	269m ACF from centre of land east of West
	teenagers?	Fen Road, Willingham
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	G = <400m
Distance. District or	from the nearest	G = \400111
Local Centre	District or Local	186m ACF to the High Street - location
Local Certife	centre?	chosen as representation of central point of
	Contro :	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	379m ACF from centre of site to Willingham
	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	A. 6 1111
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	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	Site adjacent to existing built up area of

	communities?	village
ECONOMY	•	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 8.1km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 418m ACF from centre of site to Willingham Primary School.
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km

School	school?	4.7km ACF from centre of site to Swavesey Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station		GG = Within 400m (6) 164m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.77km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 11,270m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. The proposed site does not appear to have a

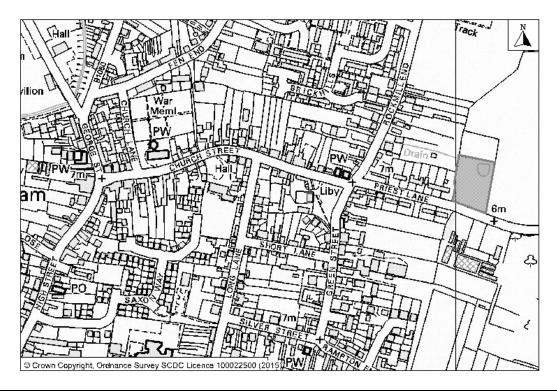
		direct link to the adopted public highway (although the proposer suggests an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered).
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC259	

Consultation Reference numbers: N/A

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

Map:



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

Current use(s): Allotment, orchard and grassland

Proposed use(s): 10+ dwellings

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

Potential residential capacity: 12 dwellings (30dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural	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	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
A O N A A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14?	AMPER - Advarsa impacts canable of
i OllutiOH	Are there potential Odour, light noise	AMBER = Adverse impacts capable of adequate mitigation
	and vibration	aucquate 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	
	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	A commention of the constant instruction of the st
	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	, ,	- Castamasio Bramago Cyclemo (Cado).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development reduce habitat	negative impact on existing features or network links but capable of appropriate

	fragmentation, enhance		mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		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.
	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 Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of	OLI OKAL III	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
Townsoons	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside, on ground slightly higher than the adjacent property, which would therefore make any development of this site very visible from the north and to some extent from the east. The site is rural in character.
Townscape	Will it maintain and enhance the		RED = Significant negative impact on townscape character, no satisfactory

	discounting and		
	diversity and distinctiveness of		mitigation measures possible.
	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a very skeleton road framework formed from the historic background of horticulture which has led to considerable linear development within the village. Development of this site is incompatible with the linear street pattern characteristic of approach roads into Willingham, creating an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Potential adverse effect on the setting of the Conservation Area due to intensification of lane at entrance to Conservation Area. Several Grade II Listed Buildings within the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply .
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	TH AND WELL BEING	<u> </u>	CDEEN Agguerage mainimenture are alle
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Willingham Recreation Ground

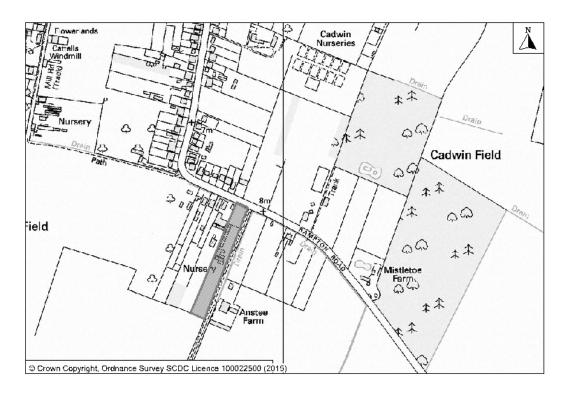
	T	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	773m ACF from centre of the site to
	teenagers?	Willingham Recreation Ground
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	740m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	524m ACF from centre of site to Willingham
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	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	Located on the edge of the village but
	communities?	adjacent to the existing built up area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
' ' ' '	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
L		

	1.0	1
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of Cambridge?	
Shopping	Will it protect the	.GREEN = No effect or would support the
0	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	7.9km ACF from centre of site to South
	employment centre?	Cambridgeshire 006D (Histon, including
	Centre!	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
_3.13	in the loss of	is is simple jillion de colopillon
	employment land,	Development would have no effect on
	or deliver new	employment land or premises
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and broadband?	mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
2	capacity?	are the same to appropriately minguist
		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?	646m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.3km ACF from centre of site to Cottenham
TDANCDODT		Village College.
TRANSPORT	What time of avala	 DED - No avaling provision or a systellar
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	facilities/school. Poor quality off road path.
	1	radiniles/solitori. I our quality on road patti.

LIODT	La da ana 1 Cada	DED Comics described
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
_	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	ļ	G = Within 600m (4)
stop / rail	ļ	
station	ļ	525m ACF from the centre of the site to
	ļ	nearest bus stop (Citi 5).
Frequency of		RED = Hourly service (2)
Public	ļ	, , ,
Transport	ļ	Citi 5 has an hourly service.
Public		AMBER = 31 to 40 minutes (3)
transport	ļ	(-)
journey time to	ļ	Citi 5 Bus service takes 38 minutes from
City Centre	ļ	Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City	ļ	(1)
Centre	ļ	9.60km ACF from the centre of the site to
0010	ļ	St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	10,544m ACF from centre of the site to
Otation	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
700033	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	magadon.
	available capacity?	Insufficient capacity or access constraints
	avaliable capacity!	that cannot be adequately mitigated. The
		Highways Agency comment that this site is
		in an area heavily reliant on the A14 for
		strategic access. It is difficult to see more
		than a small proportion of these sites being
		deliverable prior to major improvements to
		the A14, and even this could require
		substantial mitigation measures.
Non-Car	Will it make the	
Facilities		AMBER = No impacts
i aciiilies	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Мар:



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

Current use(s): Formerly horticultural

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

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

Potential residential capacity: 10 dwellings (30 dph)

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

Land	development lead	
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.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site within an area designated in the
		Minerals and Waste LDF but development
		would not have a negative impact
POLLUTION		
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	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation -
	generator	west of the site is operational nurseries at
	(including	134 Rampton Road & agricultural uses to
	compatibility with	the south east at Anstee Farm Black Pit
	neighbouring	Drove. These are medium to large sized
	uses)?	industrial type units / uses including light
		industrial and warehouse type uses. These
		are unlikely to be considered compatible
		uses. Noise from activities and vehicle
		movements are material considerations with
		significant negative impact potential in terms
		of health and well being and a poor quality
		living environment and possible noise
Operator in the	In the second second	nuisance
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Part of the cite was formarly used for
		Part of the site was formerly used for
		agricultural / commercial use and may have
		contaminated land. Potential for minor
		benefits through remediation of minor contamination
Water	Will it protect and	
vvalel	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation

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

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

		Flood Zone 1 and no drainage issues that
HUMAN HEALT	│ 「H AND WELL BEING	cannot be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
D: 1	space?	AMPER
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.5km ACF from centre of the site to Willingham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,535m ACF from centre of the site to Land east of West Fen Road, Willingham
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 1,171m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,059m ACF from centre of site to The Surgery, Willingham
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the	RED = Limited scope for integration with

with Existing Communities	development on the site integrate with existing	existing communities / isolated and/or separated by non-residential land uses
	communities?	Isolated site, removed from the built-up area of the village
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	6.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises. Promoter also suggests site has potential for light industry, which may be possible to the rear of the site, away from residential premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

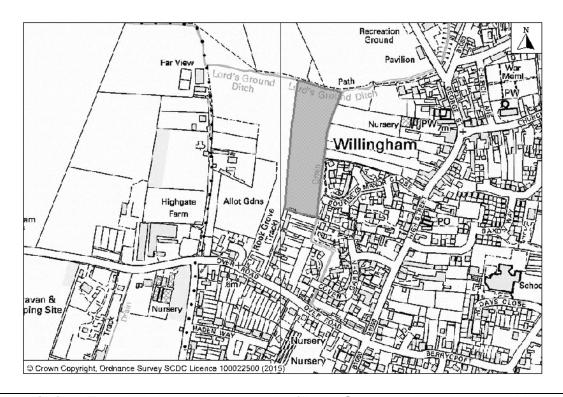
D: 4	11 () ()	D 000
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	947m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.7km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	. , ,
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 11.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 1000m (2)
stop / rail		()
station		877m ACF from the centre of the site to
		nearest bus stop (Citi 5).
Frequency of		A = Hourly service (2)
Public		, , ,
Transport		Citi 5 has an hourly service.
Public		A = 31 to 40 minutes (3)
transport		(1)
journey time to		Citi 5 Bus service takes 41 minutes from
City Centre		Willingham to Cambridge.
		J 12 2
		Citi 5 Bus service takes 38 minutes from
		Willingham to St. Ives.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.59km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	1.
Station	proposed train	10,141m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
700033	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	inagaton.
	· ····································	
	available capacity?	Insufficient capacity or access constraints

		that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC323	
Consultation Reference numbers:	

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

Мар:



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

Note: site adjoins SHLAA Site 157 to the east.

Current use(s): Agricultural

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

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

Potential residential capacity: 25 dwellings (30 dph)

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

to the loss of the best and most versatile agricultural land (Grades 1 and 2) - small sqircultural land? Minerals Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Contamination Water Water Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature conservation Will it conserve protected species and protect sites designated for nature conservation Minerals and most versatile agricultural land (Grades 1 and 2) - small sgircultural land (Grades 2 and protect sites and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts		-	
Site but all Grade 2.			
Agricultural land? Will it avoid the sterilisation of economic mineral reserves? Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.		best and most	agricultural land (Grades 1 and 2) - small
Mill it avoid the sterilisation of economic mineral reserves? 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.		versatile	site but all Grade 2.
Mill it avoid the sterilisation of economic mineral reserves? 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.		agricultural land?	
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Contamination Is there possible contamination on the site? Water Will it protect and where possible enhance the quality of the water environment? Development not on land likely to be contaminated GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation GREEN = 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). 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			
contamination on the site? Development not on land likely to be contaminated Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Contamination Area with a history of contamination Bevelopment not on land likely to be contaminated 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). 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		,	
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Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Development not on land likely to be contaminated 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). 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		contamination on	area with a history of contamination
Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Development not on land likely to be contaminated 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). 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		the site?	,
Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Contaminated 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). 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			Development not on land likely to be
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enhance the quality of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Biodiversity Conservation 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). BREEN = 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	vvaloi	-	·
of the water environment? BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation 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). 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		•	muyauon
environment? appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			Assumed the forest state of the
measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			·
development process, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts		environment?	
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Sites Sites Sites Sites Sites designated for nature conservation Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			measures will achieved through the
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Sites Sites Sites Sites Sites designated for nature conservation Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			development process, e.g. as part of
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation Or local area will be developed as greenspace. No or negligible impacts			
Designated Sites Will it conserve protected species and protect sites designated for nature conservation Or local area will be developed as greenspace. No or negligible impacts Or local area will be developed as greenspace. No or negligible impacts	BIODIVERSITY	,	
Sites protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			GREEN = Does not contain is not adjacent
and protect sites designated for nature conservation recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts			•
designated for nature or local area will be developed as greenspace. No or negligible impacts	Oiles	1 -	
nature greenspace. No or negligible impacts conservation		•	
conservation		_	·
			greenspace. No or negligible impacts
interest and		conservation	
Interest, and		interest, and	

	geodiversity?		
	(Including		
	International and		
	locally designated		
D	sites)		AMBED D
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumentions for a neutral improct are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat restoration (helping		existing features that warrant retention can be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	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
	iiiiastractare:		that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath lies along
			the northern boundary of the site.
LANDSCAPE,	TOWNSCAPE AND 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) -
			Development of the whole of this site,
			beyond Bourneys Manor Close, would have
			a significant adverse effect on the
			landscape and townscape setting of
			Willingham. Development would extend the
			built area of the village outwards into land
			that is open and rural in character. This would have an adverse effect on the setting
			of the Conservation Area and wider setting
			of Listed Buildings. It may be possible to
			or Elected Buildings. It may be possible to

		accommodate a much smaller development
		on part of the site.
Townscape	Will it maintain and	AMBER = negative impact on townscape
Tomicoapo	enhance the	character, incapable of mitigation.
	diversity and	character, incapable of malgation
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	Development of the whole of this site,
	appropriate design	beyond Bourneys Manor Close, would have
	and scale of	a significant adverse effect on the
	development?	landscape and townscape setting of
	do voiopinione:	Willingham. Development would extend the
		built area of the village outwards into land
		that is open and rural in character. This
		would have an adverse effect on the setting
		of the Conservation Area and wider setting
		of Listed Buildings. It may be possible to
		accommodate a much smaller development
		on part of the site. enhancement
Green Belt	What effect would	GREEN = No impact or Minor positive
0.0020	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – the
	conservation	site forms an important part of the setting of
	areas, listed	the Conservation Area and Grade II Listed
	buildings,	Buildings. Archaeological potential will
	registered parks	require further information but the
	and gardens and	assumption for a neutral impact is that it is
	scheduled	likely appropriate mitigation can be
	monuments)?	achieved through the development process.
		It may be possible to accommodate a much
		smaller development on part of the site.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
E	energy resources?	DED 51 17 0/11 11
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		Flood Zono O (o. 1)
		Flood Zone 3 (or other form of flood risk
111184 4 51 7 15 4 1 7	LI AND WELL DEVIC	incapable of appropriate mitigation).
	TH AND WELL BEING	CDEEN Assumes minimum on site
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	SKEEK = Chair of Ghoke provision
Facilities	sports facilities?	0.3km ACF from centre of the site to
		Willingham Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	GREER TROUBLE PROVISION
	for children and	369m ACF from centre of the site to
	teenagers?	Willingham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	· · ·
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	268m from nearest centre ACF (Willingham,
	centre?	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	A = 400 - 800m
Service	nearest health	
	centre or GP	482m ACF from centre of site to The
	service?	Surgery, Willingham
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No fee 200 as lest and as a second at 200 as
	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 acintics	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	It may be possible to integrate a smaller
	communities?	development on part of the site.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of

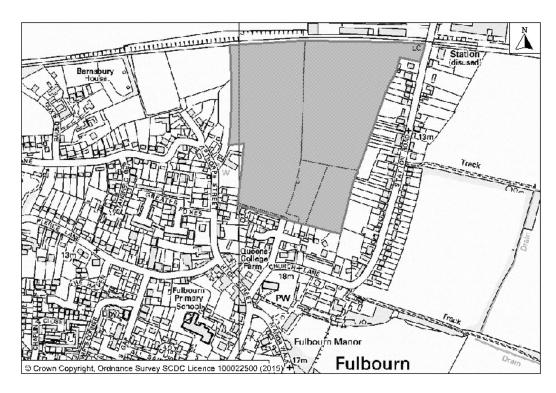
	T	1.1.11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and 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?	Willoff Include Tetall, Offices, of Teledic decs.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED - ZOMII
Accessionity	employment	8.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	Centre	Vision Park)
Employment	Would	G = No loss of employment land / allocation
Employment - Land		is for employment development
Lanu	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
Liche	employment land?	ODEEN Friedran infrastructura liberata ha
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	484m ACF from centre of site to Willingham
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.6km ACF from centre of site to Swavesey
		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
	1 : 2 : 3 : 3 : 3	

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total Score of 14
Distance: bus stop / rail station		GG = Within 400m (6) 265m to nearest bus stop ACF (Willingham, Osborn Close)
Frequency of Public Transport Public		R = Hourly service (2) Hourly service (Citi 5) R = 41 to 50 minutes (2)
transport journey time to City Centre		44 Minutes (Willingham, Osborn Close to Cambridge, Emmanuel Street)
Distance for cycling to City Centre		G = 5km to 10km (4) 8.63km ACF to St. Ives
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 11,361m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
New Con	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. It is unclear whether appropriate access can be secured to the site.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC074	

Consultation Reference numbers: 28 (I&O 2012)
Site name/address: Land off Station Road, Fulbourn

Мар:



Site description: The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.

The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.

Current use(s): Agricultural

Proposed use(s): 300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.

Site size (ha): South Cambridgeshire: 12.41 ha.

Potential residential capacity: 186 dwellings, (30 dph (reduced to mitigate for setting of listed building and conservation area))

LAND		
PDL	Would	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		ANDER = MINO 1033 of grade 1 and 2 land
Lanu	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - Whole
			,
	versatile		of site is grade 2.
N 41 1	agricultural land?		ODEEN O'Co 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		
	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
1 Ollution	Odour, light noise		adequate mitigation.
	and vibration		adequate mitigation.
	problems if the site		Development of the whole site would be
	is developed, as a		likely to suffer from noise pollution from
	- ·		•
	receptor or		industrial users and the operational railway
	generator		to the north of the site. Restricting
	(including		development to part of the site and the use
	compatibility with		of noise abatement measures would result
	neighbouring		in mitigation of much of the noise pollution.
	uses)?		Further investigation would be required
			before the site could be allocated and
			developed.
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation).
			, , , , , ,
			Potential for minor benefits through
			remediation of minor contamination - Site is
			adjacent to current industrial/commercial
			use and railway line and may need
			investigation. This can be dealt with by
			condition.
Water	Will it protect and		GREEN = No impact / Capable of full
v v a l u l	•		· · ·
	where possible		mitigation
	enhance the quality		Davidanment unlikeliste affact water availte
	of the water		Development unlikely to affect water quality.
	environment?		The site within Groundwater Source
			Protection Zone 3 which does not rule out
			development but may influence land use or

BIODIVERSITY	I Will it and a server		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.
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200 metres)
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	TUDAL UE	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	OWNSCAPE AND CU Will it maintain and	LIUKAL HEI	AMBER = negative impact on landscape
_aaooapo			, = nogative impact on landocape

	T	
	enhance the	character, incapable of mitigation.
	diversity and	NE N. C. L. (CD. L.
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) - it
		would result in the loss of land that has a
		rural character on this northern edge of the
		village.
Townscape	Will it maintain and	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	incompatible with linear street pattern
	appropriate design	characteristic of Fulbourn.
	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	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	impacto capable of appropriate magation.
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of the
	areas, listed	Conservation Area and the Grade II* church.
	buildings,	.Archaeological potential will require further
	•	
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
CLIMATE CLIAN	monuments)?	development process.
CLIMATE CHAN		AMPED Standard requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
EL LOCA	energy resources?	ODEEN EL LZ AVI
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	<u> _, , _ , , , , , , , , , , , , , , , ,</u>
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed. A part
		of the western edge of the site is within
		Flood Zones 2 and 3.
	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space -

	1	T-1
		The promoter has indicated that generous
		amounts of open space would be included
		in the development of the site
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
	'	Fulbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
T domaio	for children and	775m ACF from centre of the site to
	teenagers?	Fulbourn Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWDEN = No Impact
Travellel	accommodation	No effect on pitch or plot provision.
		I No effect of pitch of plot provision.
	needs of Gypsies and Travellers and	
	Travelling	
Distance	Showpeople?	0 400
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	385m ACF from the centre of the site
	centre?	Fulbourn 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	A = 400 - 800m
Service	nearest health	
	centre or GP	630m ACF from centre of site to Fulbourn
	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?	
	astivitios.	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	
Integration with		AMBER = Adequate scope for integration
Existing	development on	with existing communities
Comm:::::	the eite interior	
Communities	the site integrate	
Communities	with existing	
Communities	_	

Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(54511490)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Walapie Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	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?	Tribula include retail, emese, er leieure useer
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.7km ACF from centre of site to South
	centre?	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,	
	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,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary	
	school?	520m ACF from centre of site to Fulbourn
	<u> </u>	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	471 4054
School	school?	4.7km ACF from centre of site to Bottisham
TDANCDODT		Village College.
TRANSPORT	Mhat tura a af accal -	DED. No evoline provision on a suple land
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
HQPT	Is there High Quality Public Transport (at edge of site)?	facilities/school. Poor quality off road path. GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 247m ACF from the centre of the site to the nearest bus stop (17 Service) 392m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport		G = 20 minute frequency (4) 17 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre		R = 41 to 50 minutes (2) 17 service - 30 Minutes from Fulbourn to Newmarket Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,986m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning

		Authority contact Rail Track before progressing this site.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

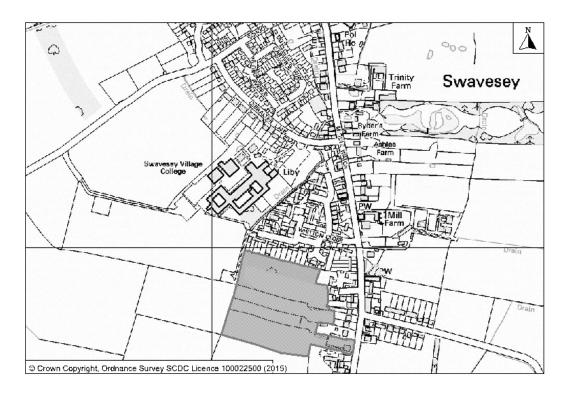
Site Information	
Development Sequence	Minor Rural Centre
64 () 00000	

Site reference number(s): SC083

Consultation Reference numbers: 36 (I&O 2012)

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

Мар:



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

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

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

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

Potential residential capacity: 75 dwellings (30 dph)

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

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	The site includes one residential property.
	developed	The site includes one residential property.
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Land	to the loss of the	allect grade i and 2 land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williciais	sterilisation of	safeguarded area.
	economic mineral	Salegualded alea.
	reserves?	
POLLUTION	10301703:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (QIVI/ (near to an AQMA,	A14
	the M11 or the	/ NI +
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
· ondition	Odour, light noise	adequate mitigation
	and vibration	aus quate minguism
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	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
	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	ODEEN Description ()
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.

			No impost on protected sites and species
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated). A group
	geodiversity?		and three individual protected trees lie
	(Including		approximately 50-65m to the east.
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	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		A group and three individual protected trees
	Preservation Order		lie approximately 50-65m to the east.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
	<u> </u>		development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		·
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is in an area described
			as enclosed farmland, orchards, hedges,
			trees and long gardens between linear
			housing and open farmland. Development
			on this site has previously been adjudged to
			be harmful to the countryside and character
			to this rural, linear part of the village by
			independent planning inspectors.
			independent planning inspectors.

Townsons	Mill it maintain and	DED - Cignificant pagative impact on
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	0. 16 (3)
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The village has a strong linear
	and scale of	form on a north-south road. The linear
	development?	development has been extended to the west
		of the main street, south of the historic core.
		Development on this site would be very
		large scale and harmful to the character of
		this compact, linear village. It would
		constitute substantial back land
		development, poorly related to the existing
		built-up part of the village, significantly
		extending the village to the west.
		Development on this site has previously
		been adjudged to be harmful to the
		countryside and character to this rural,
		linear part of the village by independent
		planning inspectors. Important Countryside
		Frontage – to the east of the site on the
		opposite side of Middlewatch. Protected
		Village Amenity Area – lies approximately
		55m to the north.
Green Belt	What effect would	GREEN = No impact or Minor positive
STOOTI BOIL	the development of	impact on Green Belt purposes
	this site have on	mipact on Groon Bolt pulpodos
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	mip actor especies of appropriate magadon
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an part of the setting of a Grade II
	areas, listed	Listed Buildings along Middle Watch.
	buildings,	Archaeological potential will require further
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
	monuments)?	development process.
CLIMATE CHA		20.0.0p.no.n. p.00000.
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

HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space			
	quantity and quality of publically		provision to adopted plan standards is provided onsite.
	accessible open		provided offsite.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		ONEEN = Chair of offsite provision
Facilities	sports facilities?		0.9km ACF from centre of the site to
1 dominoo	oporto radintido:		Swavesey Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		7.11.15211 100 000111
1 dominos	for children and		777m ACF from centre of the site to
	teenagers?		Swavesey Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,802m ACF to The White Horse pub which
	centre?		is surrounded by a cluster of other services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		G = <400m
Service	nearest health		
	centre or GP		308m ACF from centre of site to The
	service?		Surgery, Swavesey
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		No feeliliine leet, and no new feeliliine
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education and leisure (shops,		development.
	post offices, pubs etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
. dominos	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		Pession
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities	the site integrate		Ŭ
			•

	with existing	
	communities?	
ECONOMY	1 - 2	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		G
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity. Site is adjacent
		to secondary school.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	741m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary		provide new)
	nearest secondary school?	provide new)
School	SCHOOL?	0.01 4.05 () () ()
		0.3km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the site:	
LIODT	La da ana I Bada	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
00010 (0020)	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		276m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		11 - 110dily 0011100 (2)
Transport		
		C 21 to 20 minutes (4)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
		5.72km ACF from the centre of the site to
Centre		
Centre		St. Ives Market
	How far is the site	St. Ives Market
Centre Distance: Railway	How far is the site from an existing or	St. Ives Market R = >800m

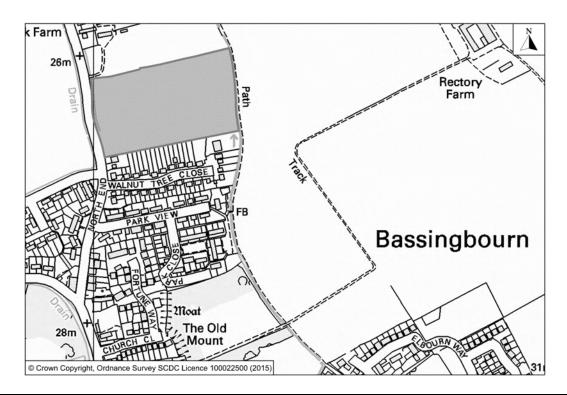
Station	proposed train station?	13,310m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC085	

Consultation Reference numbers: 37 (I&O 2012)

Site name/address: Next to Walnut Tree Close, North End, Bassingbourn

Мар:



Site description: The site is located on the northern edge of Bassingbourn and adjoins residential development to the south and open countryside to the east and west. The site adjoins a smallholding to the north, which includes areas of woodland, orchards, vineyards and vegetable fields.

The site is a rectangular agricultural field bordered by trees and hedges, and is visible from North End. Drains run along the western and eastern boundary.

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

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 3.14 ha.

Potential residential capacity: 53 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	No previously developed land.
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land

Land	dovolopment load	
Land	development lead to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A noise impact assessment of the small wind turbine to north at Bleak Farm may be required.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site would require investigation due to it being adjacent to military land. Potential for benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY		,
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or

	·		
	and protect sites		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?		, i
	(Including		
	International and		
	locally designated		
	sites)		
Diadicamite	,		AMPED Development would be a
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		domeved through the development process.
	_		
	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
Imraotraotaro	and green spaces,		of appropriate mitigation
			of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
	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) -
			development of this site would result in the
			encroachment of built development into the
			•
Townsons	\\/ill it maintain and		views across the open fields.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
L			

	1	ı	
	through		development of this site would change the
	appropriate design		well defined village edge.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tieritage	enhance sites,		such buildings, sites or features, and there
	features or areas of		
			is no impact to the setting.
	historical,		November 1 improved (avioting footunes noteined
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
T to To Trabico	use of renewable		renewables would apply
	energy resources?		Tonowabioo would apply
Flood Risk	Is site within at		AMBER = Flood Zone 2 / medium risk
T 1000 TXISK	flood risk?		AWDER = 1 1000 Zone Z / mediam risk
	HOOG HSK:		Approximately a quarter of the site is in
			Flood Zones 2 and 3 both in the west and
			east of the site.
	│ 「H AND WELL BEING		east of the site.
			CDEEN Assumes minimum on site
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
			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		349m ACF from centre of the site to land
	teenagers?		east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
Traveller	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
Distance:	Showpeople?		
	How far is the site		A = 400 - 800m

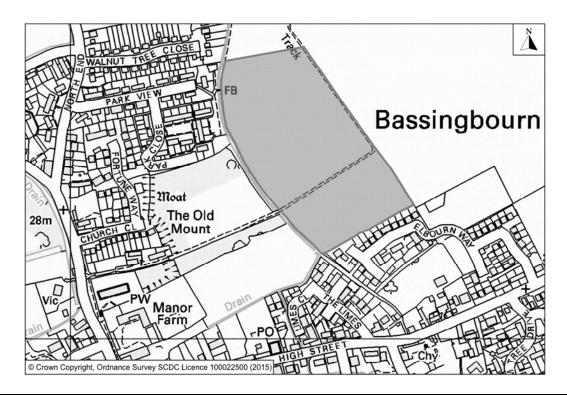
District or	from the nearest	
Local Centre	District or Local	645m ACF to the village pharmacy -
Local Contro	centre?	location chosen as representation of central
	oona o	point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 ->000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service		K =>000III
Service	nearest health	OCCUR ACE from control of site to The
	centre or GP	862m ACF from centre of site to The
IZ a sala a a a l	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	A 1100
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Trianty 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.

1	ocal centres?	
	How far is the	RED = >3km
1 - 7	nearest main	NED = 20kill
•	employment	15.2km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	CHIC:	Business Park)
Employment - V	Vould	G = No loss of employment land / allocation
1 - 7	development result	is for employment development
	n the loss of	io for employment development
	employment land,	
	or deliver new	
	employment land?	
	Will it improve the	GREEN = Existing infrastructure likely to be
	evel of investment	sufficient
	n key community	
	services and	Minor utilities infrastructure improvements
ir	nfrastructure,	required, but constraints can be addressed.
ir	ncluding	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
ir	nfrastructure and	number of proposed properties which could
b	oroadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
	s there sufficient	AMBER = School capacity not sufficient,
. ,	education	constraints can be appropriately mitigated.
С	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
	How far is the	R = >800m
	nearest primary	054 4054
School s	school?	954m ACF from centre of site to
D' (Bassingbourn Primary School.
	How far is the	G = Within 1km (or site large enough to
_	nearest secondary	provide new)
School s	school?	0.9km ACF from centre of site to
TRANSPORT		Bassingbourn Village College.
	What type of cycle	RED = No cycling provision or a cycle lane
,	outes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	he site?	high cycle accident rate to access local
l u	110 0110 .	facilities/school. Poor quality off road path.
HQPT Is	s there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Fransport (at edge	transport (HQPT)
	of site)?	
	Scoring	GREEN = Score 15-19 from 4 criteria below
	nechanism has	
	peen 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		216m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		. ,
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		ů ,
Distance for		GG = Up to 5km (6)
cycling to City		1 ()
Centre		4.85km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,002m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	The state of the s
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	/ WIDER - No Impacto
1 dollitios	safer for public	
	transport, walking	
	or cycling facilities?	
	Tor cycling racindes?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC219		
Consultation Reference numbers: 38 (I&O 2012)		

Site name/address: Land north of Elbourn Way, Bassingbourn **Map:**



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the south and north west. The site borders agricultural fields to the west and east, and also small wooded areas to the west. A drain runs along the western boundary of the site.

The site is an agricultural field bordered by mature trees and hedges along the western and southern boundary. The south-west corner of the site includes a balancing pond associated with the adjoining residential development.

The southern section of the site is also included as part of site 059.

Current use(s): The site is in agricultural use and also includes a balancing pond.

Proposed use(s): Up to 100 dwellings with public open space

Site size (ha): South Cambridgeshire: 5.31 ha.

Potential residential capacity: 41 dwellings (30 dph)

LAND				
PDL	Would		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 IVIDEIX — IVIII OF 1000 of grado 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 2.
	agricultural land?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willicials	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	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?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation
	and vibration	adoquate magation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	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 second care of the second care second
		The site would require investigation due to it
		being military land. Potential for benefits
		through remediation of any contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	g
	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 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
_ coignated		STILLIN - BOOD HOL COMMUNITY TO HOL GUJUCOM

Citoc	protocted energies		to designated for nature concernation or
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		
5	sites)		1117
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,	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) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and

Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and gardens and gardens and gardens and scheduled monuments)? AMBER = negative impact on townscape character, including hintor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation. Minor negative impact (development conflicts with townscape character, including tonflicts with townscape character, minor negative impacts incapable of mitigation. Minor negative impact (development conflicts with townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impact son conflicts with townscape character, minor negative impact development predominant in the village, especially the historic core. GREEN = No impact or Minor positive impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
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through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? ### development of this site would be contrary to the pattern of linear development predominant in the village, especially the historic core. GREEN = No impact or Minor positive impact on Green Belt purposes #### RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
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archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
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areas, listed buildings, registered parks and gardens and scheduled monuments)? - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
registered parks and gardens and scheduled monuments)? the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
and gardens and scheduled monuments)? Area, and the earthwork remnants of a moat.
scheduled moat. monuments)?
monuments)?
CLIMATE CHANGE
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?
The majority of the site is Flood Zone 1. A
very small area adjacent to the drain on the western edge of the site is in Flood Zones 2
and 3.
HUMAN HEALTH AND WELL BEING
Open Space Will it increase the 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.
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
Bassingbourn Recreation Ground.
Distance: Play How far is the GREEN = <400m
Facilities nearest play space

	for children and		238m ACF from centre of the site to land	
	teenagers?		east of Elbourn Way, Bassingbourn.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the			
	accommodation			
	needs of Gypsies			
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		G = <400m	
District or	from the nearest		G = \$400111	
			276m ACE to the village pharmagy	
Local Centre	District or Local		376m ACF to the village pharmacy -	
	centre?		location chosen as representation of central	
D 1 . D 1.	1		point of a cluster services and facilities.	
Distance: City	How far is the site		R = >800m	
Centre	from edge of			
	defined Cambridge			
	City Centre?			
Distance: GP	How far is the		A = 400 - 800m	
Service	nearest health			
	centre or GP		498m ACF from centre of site to The	
	service?		Surgery, Bassingbourn.	
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
1 dointies	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		possible	
	activities?			
			No facilities lost, and no new facilities	
			proposed directly as a result of the	
			development.	
Integration	How well would the		RED = Limited scope for integration with	
with Existing	development on		existing communities / isolated and/or	
Communities	the site integrate		separated by non-residential land uses	
	with existing		coparated by non recidential land deep	
	communities?		Poor connectivity to the built up area.	
ECONOMY				
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%	
•				
(Cambridge)	pockets of income		most deprived Super Output Areas within	
	and employment		Cambridge according to the Index of	
	deprivation		Multiple Deprivation 2010.	
	particularly in			
	Abbey Ward and			
	Kings Hedges?			
	Would allocation			
i e	result in			

	Ι	
	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	15.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business 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	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
Distance:	How far is the	R = >800m
Primary	nearest primary	K = 2000III
School	school?	810m ACF from centre of site to
0011001	3011001.	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
001001	3011001:	0.7km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		Bassingsouth village obliege.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyolo 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
	נווס אונס!	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
IIQFI	Quality Public	
		requirements of a high quality public
	Transport (at edge	transport (HQPT)

	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		297m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		4.401 4.05 () () () ()
Centre		4.48km ACF from the centre of the site to
D: 1	11 6 2 41 26	St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	2 C24 - ACE from control of the city to
Station	proposed train	3,631m ACF from centre of the site to
A 00000	station?	Royston 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	
Non-Car	available capacity? Will it make the	AMRER - No impacts
Facilities		AMBER = No impacts
i aciiiies	transport network	
	safer for public transport, walking	
	or cycling facilities?	
	or cycling facilities?	