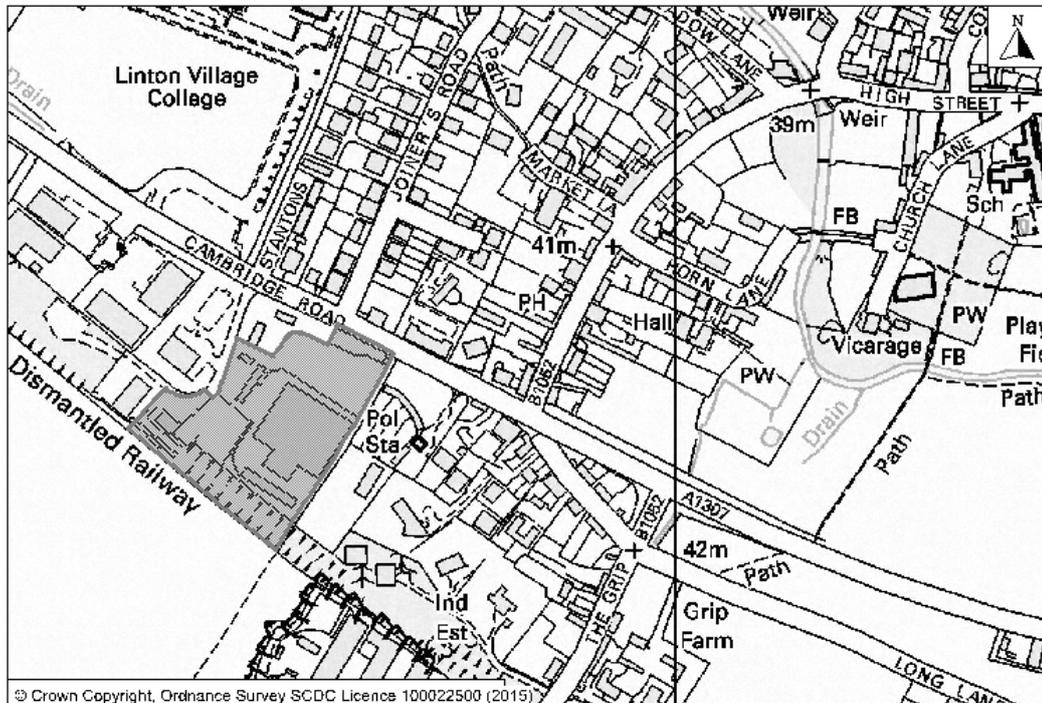


<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC152	
<b>Consultation Reference numbers:</b> 29 (I&O 2012)	
<b>Site name/address:</b> Land east of Station Road.	

**Map:**



**Site description:** The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line.

There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use.

West of the warehouse are three single storey buildings – one vacant and two in commercial use.

**Current use(s):** Employment and vacant land

**Proposed use(s):** Housing – approximately 50 dwellings.

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

**Potential residential capacity:** 36 dwellings (30 dph)

<b>LAND</b>			
PDL	Would development make use of previously		GREEN = Entirely on PDL Whole previously developed land.

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

			may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		<p>GREEN = No impact / Capable of full mitigation</p> <p>Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).</p>
<b>BIODIVERSITY</b>			
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>AMBER = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>Nine lime trees are listed along the western side of the site adjoining Station Road.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation.  Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of site could provide an opportunity for improved landscaping of site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation.  Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Could provide opportunity to improve setting of adjoining listed building.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – important part of the setting of a Listed buildings adjoining the site. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  474m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  762m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m  703m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.

Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>Site separated from the village facilities and services by the busy A1307.</p>
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		<p>AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = &gt;3km</p> <p>4.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%)</p> <p>Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. There are currently a number of employment uses on the site - a large warehouse occupies a third of the site and is in use. Of the three further large buildings two are in use and one vacant.</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient</p> <p>Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The</p>

			sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  608m ACF from centre of site to Linton Infants School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.4km ACF from centre of site to Linton Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6)  127m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3)  31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4)  8.23km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  7,277m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe		GREEN = No capacity / access constraints

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC176	
<b>Consultation Reference numbers:</b> H8 (I&O 2013 part 2)	
<b>Site name/address:</b> East Farm, Melbourn	

**Map:**



<b>Site description:</b> A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.
<b>Current use(s):</b> Derelict orchard
<b>Proposed use(s):</b> 60 dwellings
<b>Site size (ha):</b> South Cambridgeshire: 2.83 ha.
<b>Potential residential capacity:</b> 60 dwellings (30 dph net)

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

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

	locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be mitigated by retention of trees and hedges on the boundary and wherever possible on the remainder of the site.</p>

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)</p> <p>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.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.</p> <p>Neutral impact (existing features retained or appropriate mitigation).</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>AMBER = 1-3km</p> <p>1.1km ACF from centre of the site to Melbourn Recreation Ground.</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>AMBER = 400 - 800m</p> <p>423m ACF from centre of the site to land at Clear Crescent, Melbourn.</p>
Gypsy &	Will it provide for		AMBER = No Impact

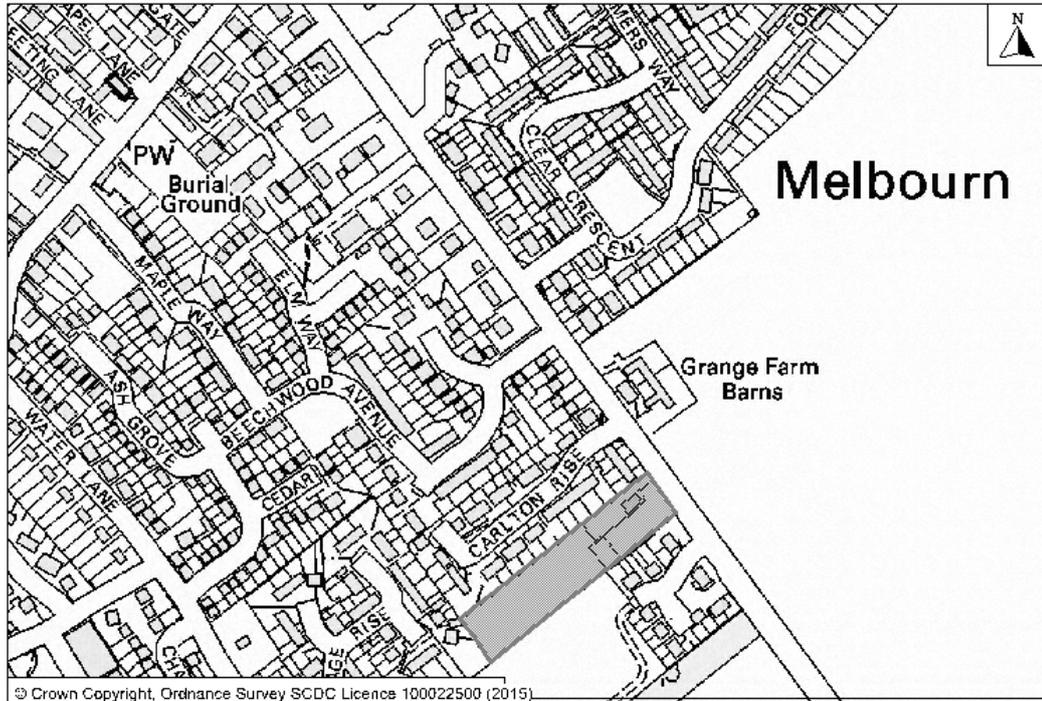
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m  813m from the centre of the site to a point on High Street, Melbourn which represents the centre of a cluster of services and facilities
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m  622m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = &gt;3km</p> <p>12.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus &amp; Wellcome Trust Genome Campus)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development</p> <p>Development would have no effect on employment land or premises.</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>Minor Utilities Infrastructure improvements required, but constraints can be addressed</p>
Education Capacity	Is there sufficient education capacity?		<p>GREEN= Non-residential development / surplus school places.</p> <p>Sufficient surplus capacity available in all catchment schools.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>669m ACF from centre of site to Melbourn Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>G = Within 1km (or site large enough to provide new)</p> <p>0.9km ACF from centre of site to Melbourn Village College.</p>
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.</p>
HQPT	Is there High Quality Public Transport (at edge of site)?		<p>RED = Service does not meet the requirements of a high quality public transport (HQPT)</p>

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 507m ACF from centre of the site to nearest bus stop to best service.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 9 Minutes from Melbourn to Royston.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.24km ACF centre of site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,612m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC235	
<b>Consultation Reference numbers:</b> 30 (I&O 2012)	
<b>Site name/address:</b> 36 New Road, Melbourn	

**Map:**



**Site description:** A bungalow and large garden on the southern edge of the village. Site bounded by hedgerows with trees to the south and east. To the north the site is bounded by the rear gardens of bungalows fronting onto Carlton Rise and Greengage Rise. To the south the site adjoins new residential at Victoria Way and SHLAA site 130.

**Current use(s):** Bungalow and garden.

**Proposed use(s):** Approximately 15 dwellings

**Site size (ha):** South Cambridgeshire: 0.71 ha.

**Potential residential capacity:** 14 dwellings (30 dph net)

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

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

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

	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km  1.2km ACF from centre of the site to Melbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  284m ACF from centre of the site to land at Clear Crescent, Melbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m  820m from the centre of the site to a point on High Street, Melbourn which represents the centre of a cluster of services and facilities

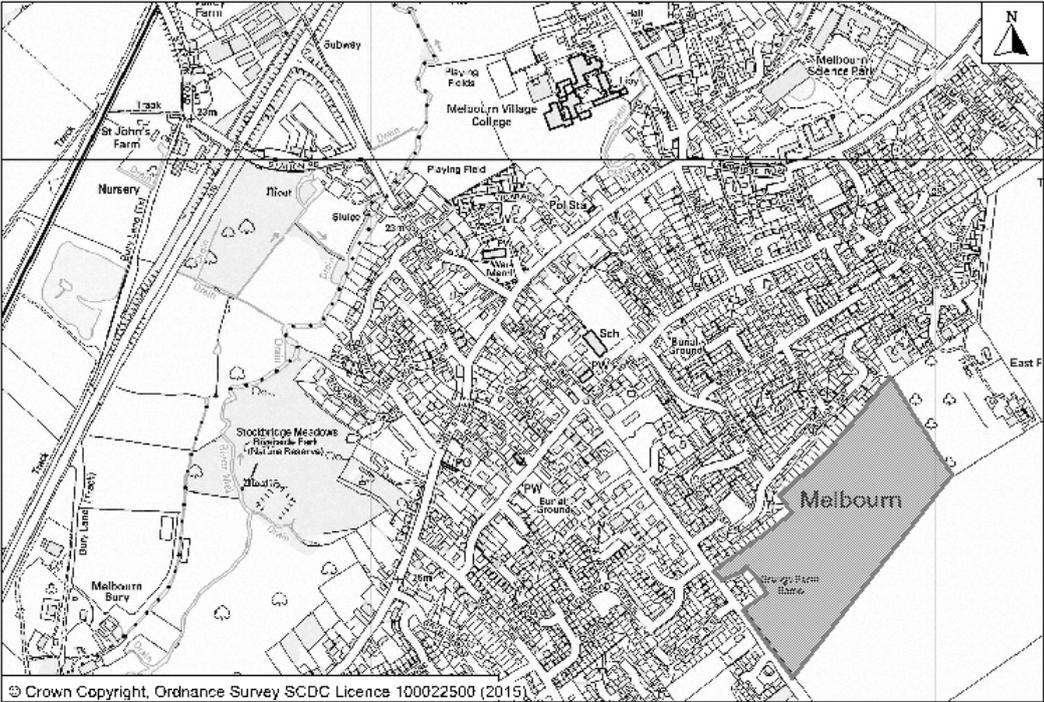
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 304m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment		RED = >3km 13.2km ACF from centre of site to South

	centre?		Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development  Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places.  Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  604m ACF from centre of site to Melbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km  1.0km ACF from centre of site to Melbourn Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 18.
Distance: bus stop / rail station			G = Within 600m (4)  577m ACF from centre of the site to nearest bus stop to best service (26 service).

Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 9 Minutes from Melbourn to Royston.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.61km ACF centre of site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,649m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC320	
<b>Consultation Reference numbers:</b> H7 (I&O 2013 part 2)	
<b>Site name/address:</b> Land to the east of New Road, Melbourn	

**Map:**



**Site description:** A very large arable field on the south side of the village. Bounded by residential to the north and partly to the west, and arable fields to the south and east. The orchard and farm building complex of East Farm would form the north eastern part of an essentially square site if were part of the site. The East Farm site was submitted as a Strategic Housing Land Availability Assessment Site in 2011 (number 176), and rejected on landscape grounds because of it would have appeared as a promontory of urban development into the open countryside. This reason would cease to apply if the northern part of this site were to be found to have development potential.

**Current use(s):** Arable fields

**Proposed use(s):** Residential development for between 450 and 650 dwellings on the northern part of the site. The remainder of the site will be used to create a buffer and boundary to the edge of the settlement or to potentially provide open space and play space facilities.

**Site size (ha):** South Cambridgeshire: 26.02ha

**Potential residential capacity:** Around 200 dwellings (30 dph)

(Note: Significant adverse townscape and landscape impacts were identified with the larger site, but a reduced site of 9.02 ha. gross (ha. net) could help mitigate these impacts (site option H7 issues and options 2013))

<b>LAND</b>	
PDL	Would development make <span style="background-color: red; color: red;">          </span> RED = Not on PDL

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

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

			design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements).  Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Development would create minor

			opportunities for new public open space
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  1.3km ACF from centre of the site to Melbourn Recreation Ground.  Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  355m ACF from centre of the site to land at Clear Crescent, Melbourn.  Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  703m of nearest centre ACF (Melbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m  548m ACF from centre of site to Orchard Surgery, Melbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

with Existing Communities	development on the site integrate with existing communities?		with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 12.8km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places  Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  726m ACF from centre of site to Melbourn Primary School.

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  1.0km ACF from centre of site to Melbourn Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total Score of 17
Distance: bus stop / rail station			A = Within 800m (3)  683m to nearest bus stop ACF (Melbourn, Vicarage Close)
Frequency of Public Transport			R = Hourly service (2)  hourly service (26 Service)
Public transport journey time to City Centre			GG = 20 minutes or less (6)  32 Minutes (Melbourn, Vicarage Close to Cambridge, Drummer Street) 9 Minutes (Melbourn, Vicarage Close to Royston, Bus Station)
Distance for cycling to City Centre			GG = Up to 5km (6)  4.97km ACF to Royston
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  1,758m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts  The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage

			more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.
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<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s): SC331</b>	
<b>Consultation Reference numbers: H8 (I&amp;O 2013 part 2)</b>	
<b>Site name/address: Orchard and land at East Farm, Melbourn</b>	

**Map:**

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<b>Site description:</b> A derelict orchard bounded by hedgerows on the south side of the village accessed from Hinkins Close. Bounded by residential to the north, and arable fields to the west, south and east. Adjoins site 320 to the west and south.
<b>Current use(s):</b> Derelict orchard
<b>Proposed use(s):</b> Residential development, 60 dwellings
<b>Site size (ha):</b> South Cambridgeshire: 2.83 ha.
<b>Potential residential capacity:</b> 60 dwellings (30 dph net)

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

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

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be mitigated if the site is developed with site</p>

			320 to create a straight village edge running between the new development on New Road and the south east corner of the orchard and a new soft green edge is created on the southern boundary of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting.  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km  1.1km ACF from centre of the site to

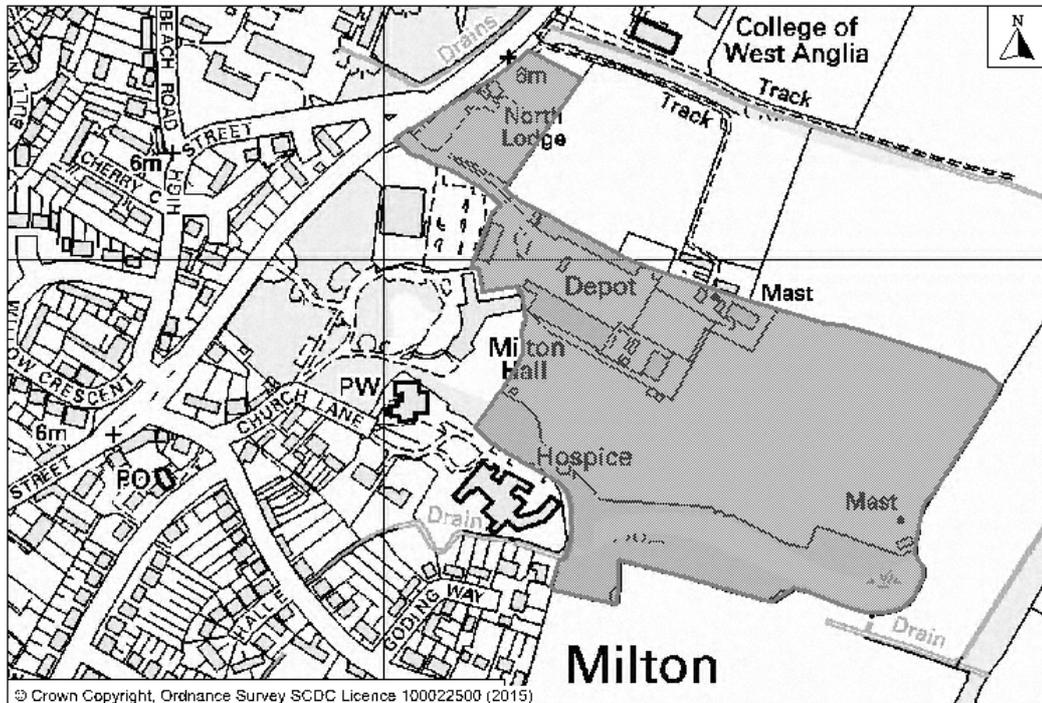
			Melbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 423m ACF from centre of the site to and at Clear Crescent, Melbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 813m from nearest centre ACF (Melbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 622m ACF from centre of site to Orchard Surgery, Melbourn
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  12.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development  Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient  Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places.  Sufficient surplus capacity available in all catchment schools.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  669m ACF from centre of site to Melbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.9km ACF from centre of site to Melbourn Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 507m to nearest bus stop ACF (Melbourn, Russett Way)
Frequency of Public Transport			R = Hourly service (2) hourly service (26 Service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 31 Minutes (Melbourn, Russett Way to Cambridge, Emmanuel Street) 11 Minutes (Melbourn, Russett Way to Royston, Bus Station)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.24km ACF centre of site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,612m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC132	
<b>Consultation Reference numbers:</b> 35 (I&O 2012)	
<b>Site name/address:</b> The Former EDF Depot & Training Centre, Ely Road, Milton	

**Map:**



**Site description:** This large site is located to the east of Ely Road on the north eastern edge of Milton. To the south of the site is Milton Children's Hospice and to the west lies All Saints Church and Milton Hall. To the north lies the College of West Anglia. Most of the north, east and part of the southern boundaries back onto open agricultural land, with the railway line and River Cam lying further east.

The site comprises two parcels of land; to the north is an overgrown car park and land around North Lodge, and the other parcel encompasses a disused depot with several utilitarian buildings and hard standings, with open grassland and a significant tree belt and lake to the southern boundary. The site is also occupied by many overhead power lines and telegraph poles associated with its former use as a training facility, and a lattice mast and associated buildings which will be retained.

**Current use(s):** Former EDF Depot & Training Centre and grassland

**Proposed use(s):** 89 dwellings with public open space including sports pavilion

**Site size (ha):** South Cambridgeshire: 8.53 ha.

**Potential residential capacity:** 128 dwellings (30 dph)

<b>LAND</b>	
PDL	Would development make <span style="background-color: yellow; display: inline-block; width: 20px; height: 15px;"></span> AMBER = Partially on PDL

	use of previously developed land?		Approximately 1/3 of the site is previously developed land - this includes a residential property on the street frontage and the yard to the rear.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.  Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14  981m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Part of the site was formerly used for commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds)
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.</p> <p>No impact on protected sites and species (or impacts could be mitigated). Various TPOs around the site, but assumption is impact can be mitigated.</p>
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>AMBER = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>A group of protected trees adjoin the north west tip of the site. Another group lies around the Children's Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further groups of protected trees lie approximately 75m to the east and to the south east.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)</p> <p>Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)</p> <p>Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding, with care to protect the ICF along Ely Road and Church Lane.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Grade II Listed North Lodge is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall with its significant designed landscape. Also part of the setting of Grade II* Listed Parish Church, and other Grade II Listed Buildings and Conservation Area.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

	of publically accessible open space?		provided onsite  Development would create minor opportunities for new public open space as the promoter includes open space and sports pavilion as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.8km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  708m ACF from centre of the site to west of Humphries Way and south of Sutton Close, Milton.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  596m to The White Horse pub, central to the surrounding services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m  732m ACF from centre of site to Milton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate		AMBER = Adequate scope for integration with existing communities

	with existing communities?		
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km  1.7km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs.

			Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 762m ACF from centre of site to Milton Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.7km ACF from centre of site to Impington Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 438m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 15 Minutes from Milton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.53km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 2,741m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,		GREEN = No capacity / access constraints identified that cannot be fully mitigated

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s): SC327</b>	
<b>Consultation Reference numbers:</b>	
<b>Site name/address: Land west of A10, Milton</b>	

**Map:**



**Site description:** The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.

The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.

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

**Proposed use(s):** Housing or mixed use development.

**Site size (ha):** South Cambridgeshire: 9.54 ha

**Potential residential capacity:** 215 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.</p> <p>Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		<p>AMBER = &lt;1,000m of an AQMA, M11 or A14</p> <p>792m ACF from edge of site to AQMA.</p> <p>272m ACF from edge of site to A14.</p>
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		<p>RED = Significant adverse impacts incapable of appropriate mitigation</p> <p>Development not compatible with neighbouring uses. Some possible noise from the A14 and neighbouring commercial uses. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and a poor quality living environment and possible nuisance.</p>
Contamination	Is there possible contamination on the site?		<p>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)</p> <p>Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required</p>
Water	Will it protect and where possible enhance the quality of the water environment?		<p>GREEN = No impact / Capable of full mitigation</p> <p>Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control</p>

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

			significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.  Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.

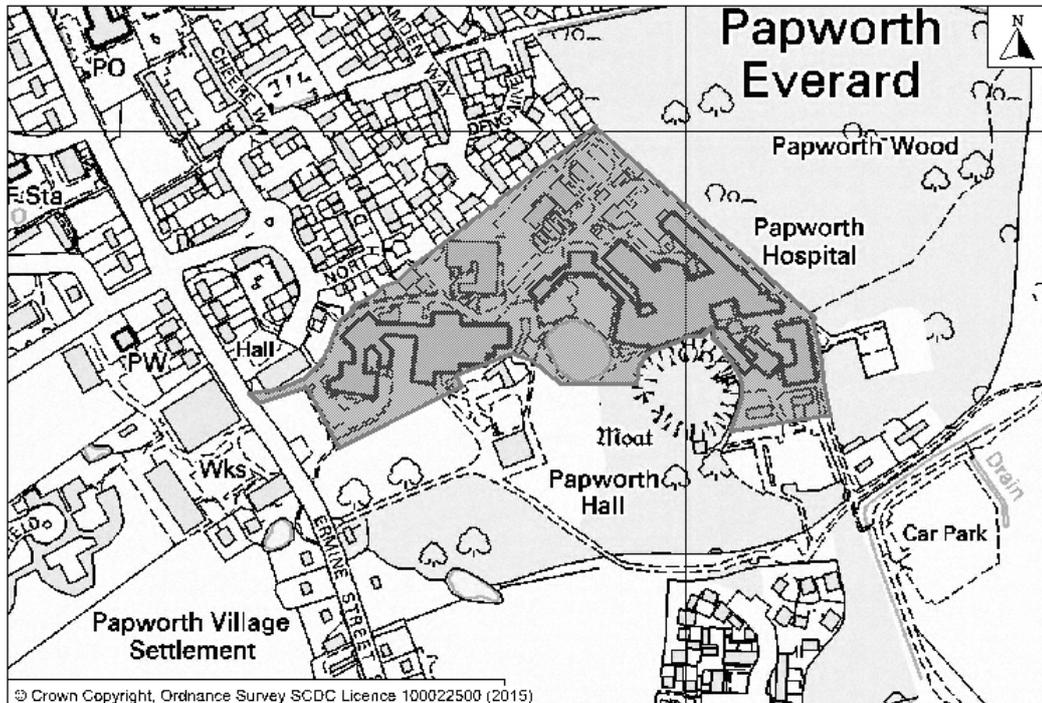
			0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.  297m ACF from centre of the site to Milton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m  870m of nearest centre ACF (Milton, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  889m ACF from centre of site to Milton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Site separated from the village facilities and services by the busy A10.
<b>ECONOMY</b>			

Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres.  The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use  0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development  Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary	How far is the nearest primary		A = 400 - 800m

School	school?		736m ACF from centre of site to Milton C of E Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Impington Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station			GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service (99 P&R service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,943m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC151	
<b>Consultation Reference numbers:</b> 45 (I&O 2012)	
<b>Site name/address:</b> Papworth Hospital, Papworth Everard	

**Map:**



**Site description:** The site is located in the centre of Papworth Everard and adjoins Papworth Hall and its grounds to the south, residential development and the village hall to the north, and Papworth Wood to the east.

The site consists of permanent and temporary hospital buildings, staff accommodation, car parks, and a lake.

**Current use(s):** The site is currently in use as a hospital.

**Proposed use(s):** Approximately 150 dwellings with some non-residential uses (e.g. employment, retail, community uses, commercial uses and public open space)

**Site size (ha):** South Cambridgeshire: 5.23 ha.

**Potential residential capacity:** 118 dwellings (30 dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		DARK GREEN = Would remove existing significant source of pollution  Development would remove the hospital use from the site that creates nuisance and residential development would result in significant improvements to the local noise climate and the living environment of existing residential premises.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site would require investigation due to its existing hospital use. Potential for minor benefits through remediation of any contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation.  Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		greenspace. No or negligible impacts.  Minor negative impact on protected sites and species. The site is adjacent to Papworth Wood SSSI.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation  Records show that the site includes trees protected by Tree Preservation Orders.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process, including ensuring no harm to Papworth Wood that provides a significant eastern edge to the village, creating a substantial

			buffer between the village and the arable fields.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement.</p> <p>Significant positive impact (development would relate to local townscape character and offer significant opportunities for enhancement) - redevelopment of this site would allow the unattractive modern buildings and extensions to be removed and the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>DARK GREEN = Significant opportunities for enhancement.</p> <p>Significant positive impact on heritage assets - redevelopment of this site would allow the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Neutral impact (existing features retained or appropriate mitigation).</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = &lt;1km or onsite provision</p> <p>0.6km ACF from centre of the site to Papworth Everard Recreation Ground.</p>

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 665m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 437m ACF to the High Street - location chosen as representation of central point of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 477m ACF from centre of site to The Surgery, Papworth Everard.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  New facilities or improved existing facilities are proposed of minor benefit. The development proposes some non-residential uses e.g. employment, retail and community uses
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  New facilities or improved existing facilities are proposed of minor benefit. The development proposes some non-residential uses e.g. employment, retail and community uses
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

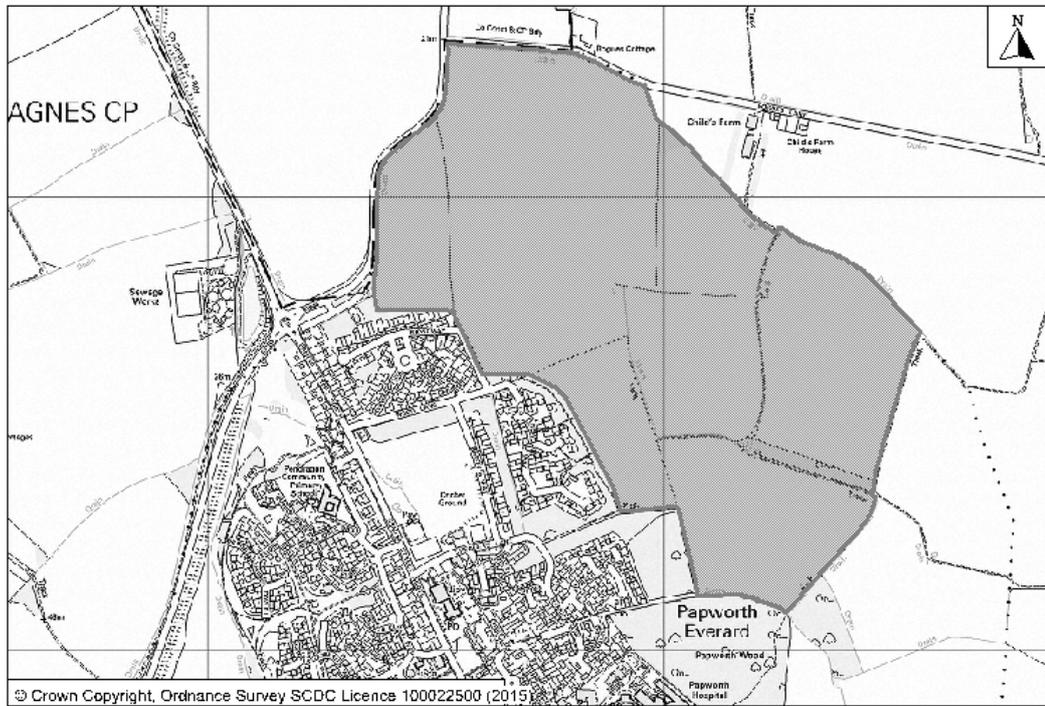
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>GREEN = &lt;1km or allocation is for or includes a significant element of employment or is for another non-residential use</p> <p>0.7km ACF from centre of site to South Cambridgeshire 008C (Papworth Hospital and village centre)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).</p> <p>Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. The loss of employment opportunities provided by the hospital would be compensated to some extent by the proposed non-residential uses.</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>School capacity not sufficient, but significant issues can be adequately addressed.</p>
Distance:	How far is the		A = 400 - 800m

Primary School	nearest primary school?		779m ACF from centre of site to Pendragon Community Primary School, Papworth Everard.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.6km ACF from centre of site to Cambourne Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 259m ACF from the centre of the site to the nearest bus stop (1 service).
Frequency of Public Transport			RR= Less than hourly service (0) 2 hour service.
Public transport journey time to City Centre			GG = 20 minutes or less (6) 13 Minutes from Papworth Everard to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.70km ACF from the centre of the site to St. Ives. Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 9,347m ACF from centre of the site to St Neots Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.  Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being

			proposed. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

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

**Map:**



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

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

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

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

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

**Potential residential capacity:** 981 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		grades 1 and 2 land  Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 81 ha)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
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).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species		AMBER = Contains or is adjacent to an existing site designated for nature

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		conservation or recognised as containing protected species and impacts capable of appropriate mitigation  Minor negative impact on protected sites and species. The site is adjacent to Papworth Wood SSSI and approximately 345 metres from the Elsworth / Hilton Road Side Verge CWS.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.  Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located on a ridge and therefore any built development would be prominent, harsh edge to the village in the wide views across the undulating arable fields.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the strong linear character of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Development would create minor opportunities for new public open space.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = &lt;1km or onsite provision</p> <p>Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.</p> <p>0.6km ACF from centre of the site to Papworth Everard Recreation Ground.</p>
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m or onsite provision

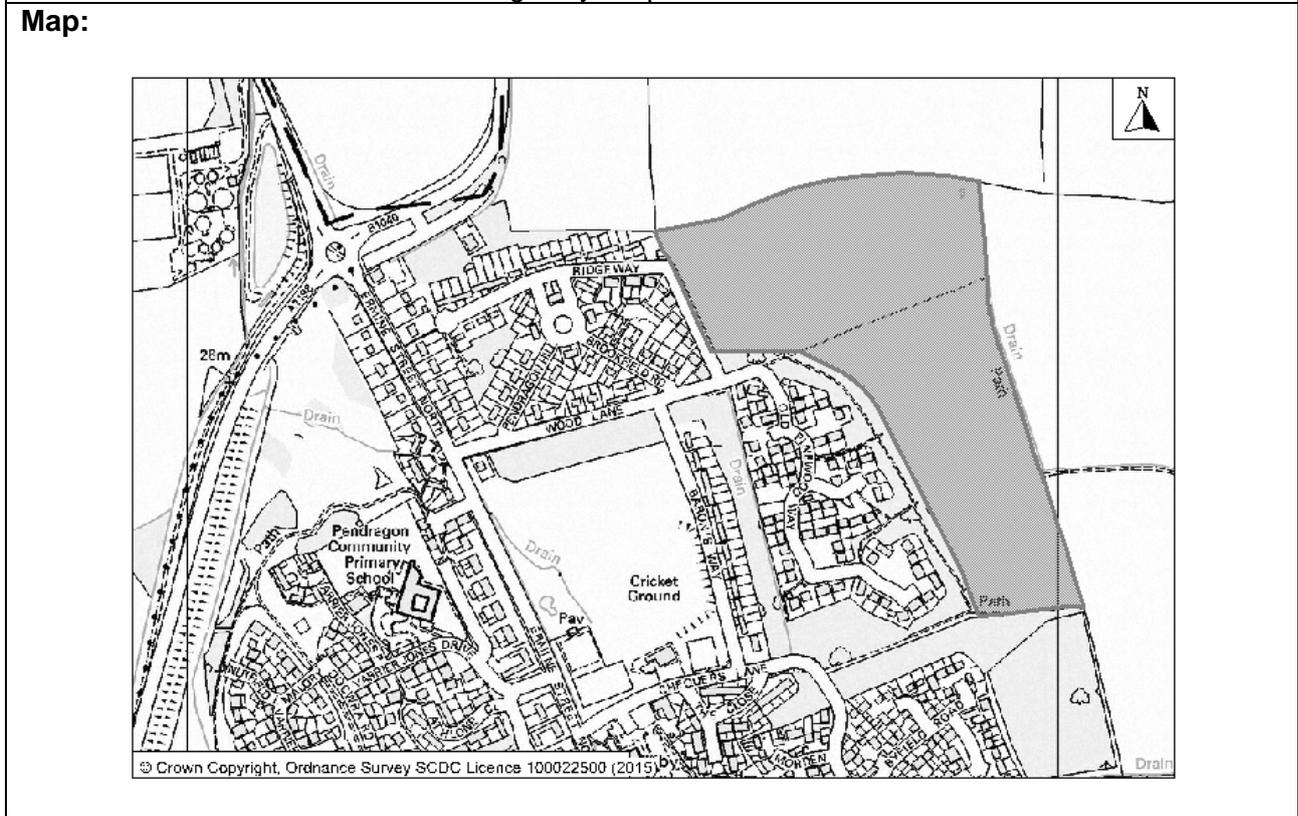
	for children and teenagers?		Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.  706m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and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

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

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

Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts
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<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC321	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land at The Ridgeway, Papworth Everard	



<b>Site description:</b> 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.
<b>Current use(s):</b> The site is currently in agricultural use.
<b>Proposed use(s):</b> Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.
<b>Site size (ha):</b> South Cambridgeshire: 11.12 ha.
<b>Potential residential capacity:</b> 167 dwellings (30 dph)

<b>LAND</b>			
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.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination  Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the</p>

	appropriate design and scale of development?		strong linear character of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.5km ACF from centre of the site to Papworth Everard Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  530m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.

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

	town, district and local centres?		which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use.  0.3km ACF from centre of site to South Cambridgeshire 008C (Papworth Hospital and village centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site would require local and upstream reinforcements to the electricity network. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  664m ACF from centre of site to Pendragon Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  4.3km ACF from centre of site to Cambourne Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring		AMBER = Score 10-14 from 4 criteria below

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC008	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land adjacent to 79 Middlewatch, Swavesey	

**Map:**

**Site description:** The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.

**Current use(s):** The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.

**Proposed use(s):** 10 dwellings

**Site size (ha):** South Cambridgeshire: 0.26 ha.

**Potential residential capacity:** 3 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Possible noise from nearby business centre to south, but no history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk and may require assessment.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development		AMBER = Development would have a negative impact on existing features or

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation.  Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a

	appropriate design and scale of development?		north-south road. As it extends southwards the village 'thins out' into linear development along the main street. Development of this site would have a detrimental impact on the linear and rural character. A PVAA lies to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation  Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is adjacent to three Grade II Listed Buildings to the south and wraps around the rear of two others, and forms part of their setting. It may be possible to mitigate impact through a smaller development? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  504m ACF from centre of the site to Swavesey Recreation Ground.

Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 865m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 602m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities It may be possible to integrate a smaller development.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = &gt;3km</p> <p>5.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient</p> <p>Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>455m ACF from centre of site to Swavesey Primary School</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>G = Within 1km (or site large enough to provide new)</p> <p>0.3km ACF from centre of site to Swavesey Village College.</p>
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local</p>

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6)  68m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4)  5.17km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  13,556 ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.  Significant negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts

	transport, walking or cycling facilities?		
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<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC048	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> The Farm, Boxworth End, Swavesey	

**Map:**

**Site description:** The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east.

Note: the site is adjacent to site 049 to the east.

**Current use(s):** Large complex of farm buildings, paddock and a dwelling.

**Proposed use(s):** 15 dwellings with possible employment through conversion of agricultural buildings

**Site size (ha):** South Cambridgeshire: 1.88 ha.

**Potential residential capacity:** 38 dwellings (30dph)

<b>LAND</b>			
PDL	Would development make use of previously developed land?		RED = Not on PDL The site includes one residential property
Agricultural Land	Would development lead		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
Townscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontage of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the middle of the site and it is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed.</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,441m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,776m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 363m ACF from centre of site to Swavesey Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Development would completely alter the rural character of this relatively undeveloped part of the village.
<b>ECONOMY</b>			

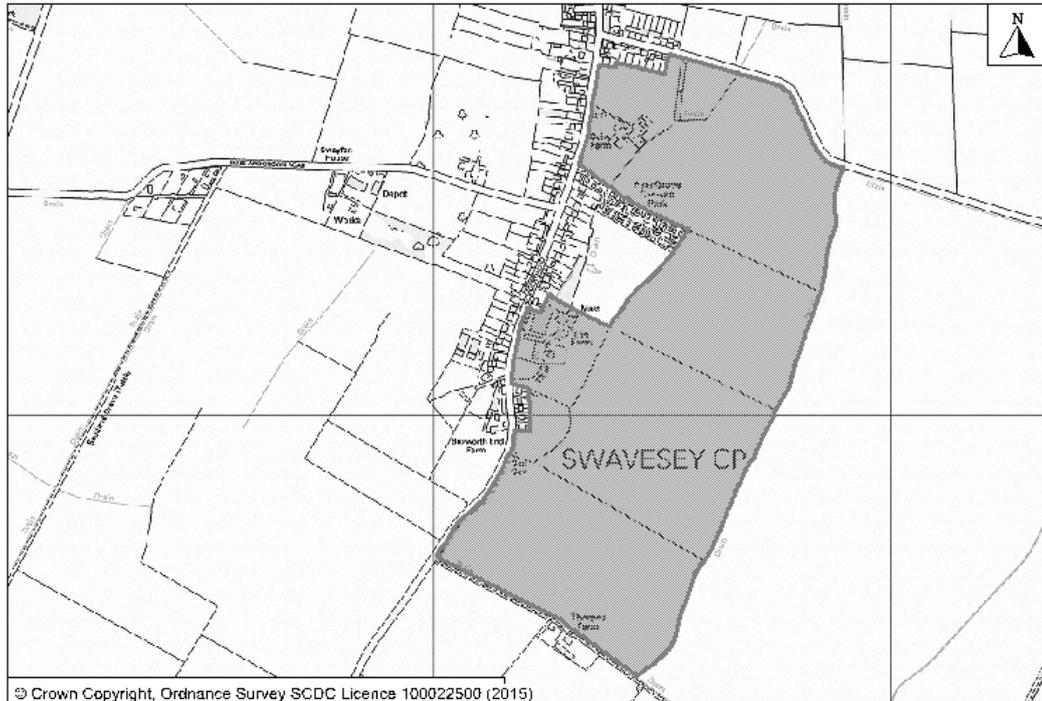
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  4.2km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity
Distance: Primary School	How far is the nearest primary school?		R = >800m  1,397m ACF from centre of site to

			Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  1.0km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. uni-directional hybrid cycle lanes.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6)  329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4)  6.28km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  13,673m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial

			proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC049	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land to east of Boxworth End, Swavesey	

**Map:**



**Site description:** The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow.

Note: the site is adjacent to sites 048 and 050 to the west.

**Current use(s):** Farm buildings, paddock, residential dwelling and agricultural land

**Proposed use(s):** 2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school

**Site size (ha):** South Cambridgeshire: 61.54 ha.

**Potential residential capacity:** 738 dwellings (30 dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		<p>GREEN = Site is not within an allocated or safeguarded area.</p> <p>A very small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.</p>
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.</p> <p>Development could impact on air quality, with minor negative impacts incapable of mitigation. This site is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		<p>AMBER = &lt;1,000m of an AQMA, M11 or A14</p> <p>919m ACF from edge of site to A14.</p>
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		<p>AMBER = Adverse impacts capable of adequate mitigation</p> <p>Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate. Possible noise and malodour from Boxworth End Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.</p>
Contamination	Is there possible contamination on the site?		<p>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)</p> <p>The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination</p>

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

	enhance the diversity and distinctiveness of landscape character?		<p>landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontages of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed		<p>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the site</p>

	buildings, registered parks and gardens and scheduled monuments)?		and another is adjacent. It is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km  1.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m  1,505m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m  1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		A = 400 - 800m  494m ACF from centre of site to The

	service?		Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		<p>AMBER = No impact on facilities (or satisfactory mitigation proposed).</p> <p>No facilities lost, and no new facilities proposed directly as a result of the development.</p>
Community Facilities	Will it encourage and enable engagement in community activities?		<p>GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.</p> <p>No facilities lost, and no new facilities proposed directly as a result of the development.</p>
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>The scale of development would be out of proportion with the existing built-up area. Development of this very large site would completely alter the rural character of this relatively undeveloped part of the village.</p>
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = &gt;3km</p> <p>4.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)</p>
Employment -	Would		G = No loss of employment land / allocation

Land	development result in the loss of employment land, or deliver new employment land?		is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site.
Distance: Primary School	How far is the nearest primary school?		R = >800m  1,457m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km  1.2km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 14
Distance: bus stop / rail station			G = Within 600m (4)  499m ACF from the centre of the site to the nearest bus stop.)

Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 6.54km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,639m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities.  The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

<b>Site Information</b>	
<b>Development Sequence</b>	e.g. Edge of Cambridge (Broad Location 1), Rural Centre

**Site reference number(s):** SC050

**Consultation Reference numbers:**

**Site name/address:** Dairy Farm, 31 Boxworth End, Swavesey

**Map:**

**Site description:** The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides.

Note: the site is adjacent to site 049 to the east.

**Current use(s):** Farm buildings and paddock

**Proposed use(s):** 30+ dwellings with possible employment in some redundant farm buildings

**Site size (ha):** South Cambridgeshire: 3.55 ha.

**Potential residential capacity:** 80 dwellings (30dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall</p>

			impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adjacent to a Grade II Listed Building to the west and likely to impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the		GREEN = Assumes minimum on-site

	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 951m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,306m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 198m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would completely alter the

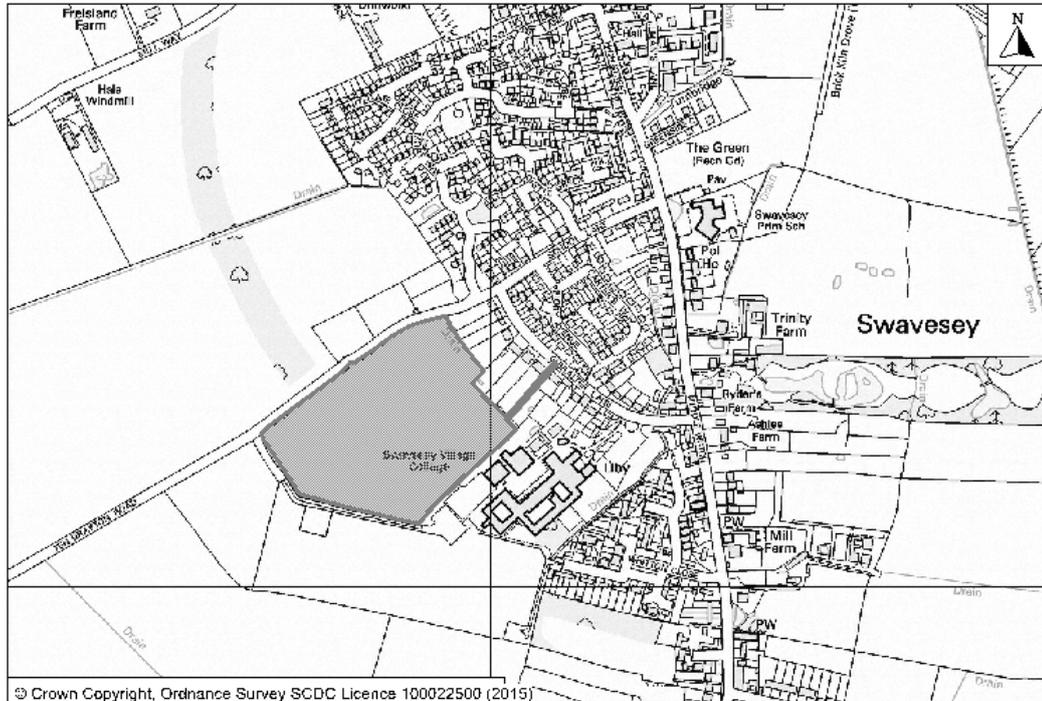
			rural character of this relatively undeveloped part of the village.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  4.6km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m  904m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.6km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6)  208m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4)  6.11km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m  13,684m ACF from centre of the site to

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC065	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land abutting Fen Drayton Road, Swavesey	

**Map:**



**Site description:** The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside.

Note: the site adjoins site 71 and 287 to the north.

<b>Current use(s):</b> Agricultural
<b>Proposed use(s):</b> 50-75 dwellings with green spaces and community uses as required
<b>Site size (ha):</b> South Cambridgeshire: 7.22 ha.
<b>Potential residential capacity:</b> 162 dwellings (30 dph)

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

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

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 480m to the west.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.</p>
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character. A PVAA lies approximately 105m to the south east.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.7km ACF from centre of the site to

			Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 476m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 738m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 830m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

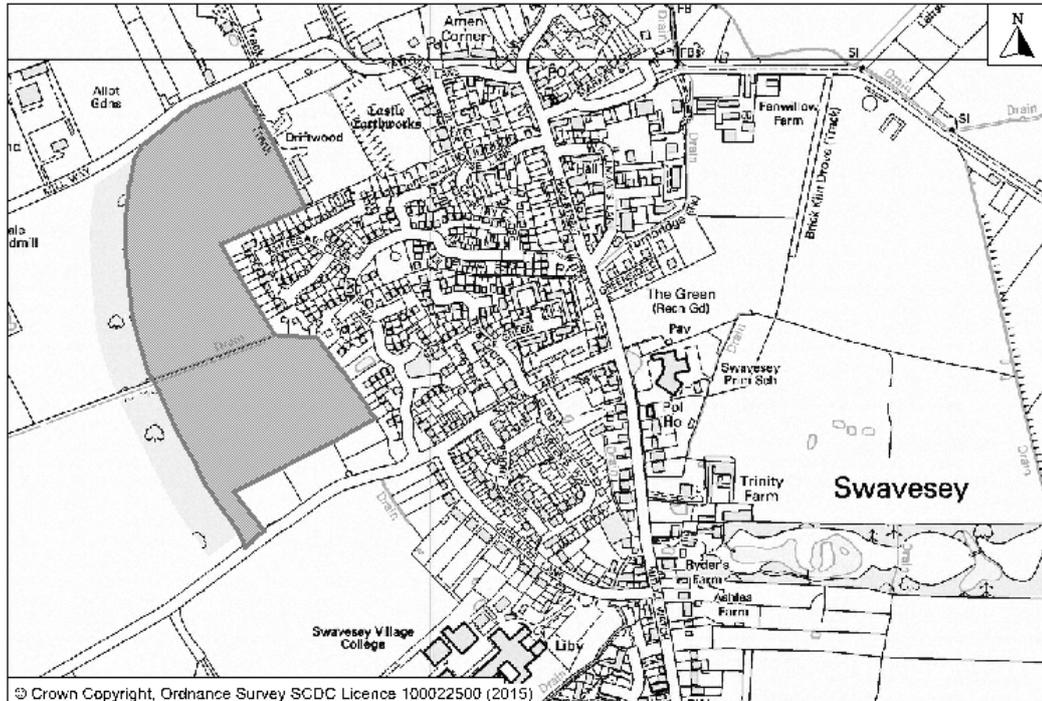
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  5.3km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity. Site is adjacent to secondary school.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  544m ACF from centre of site to Swavesey Primary School.

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.2km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 14
Distance: bus stop / rail station			G = Within 600m (4)  485m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.32km ACF from the centre of the site to St. Ives Marke
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  13,002m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC071	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land south of Hale Road, Swavesey	

**Map:**



**Site description:** The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.

Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.

<b>Current use(s):</b> Agricultural
<b>Proposed use(s):</b> 80 dwellings with open space and related infrastructure
<b>Site size (ha):</b> South Cambridgeshire: 10.76 ha.
<b>Potential residential capacity:</b> 81 dwellings (30 dph)

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

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

	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of</p>

			the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. It would constitute substantial back land development. The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>RED = Flood Zone 3 / high risk</p> <p>Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.</p>

<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  278m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  562m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  1,240m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.

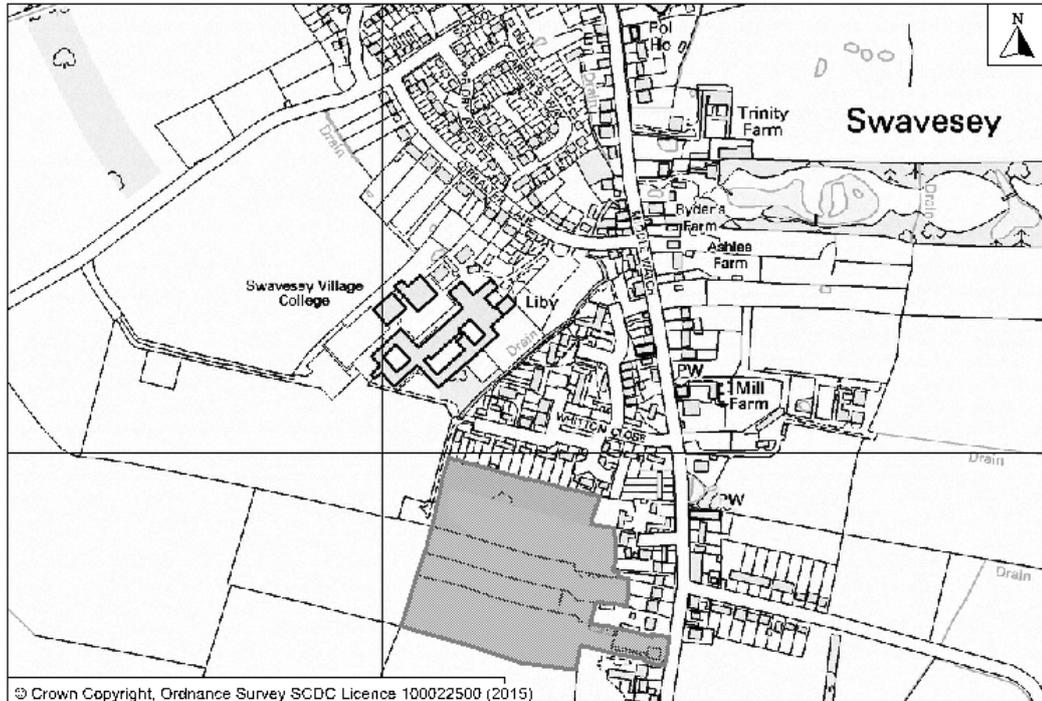
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>It would be difficult to develop such a site and integrate it into the built form of the village.</p>
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		<p>AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = &gt;3km</p> <p>5.7km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</p> <p>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.</p>

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  640m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.6km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			G = Within 600m (4)  532m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			GG = Up to 5km (6)  4.97km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m  12,734m ACF from centre of the site to

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC083	
<b>Consultation Reference numbers:</b> 36 (I&O 2012)	
<b>Site name/address:</b> Land south of Whitton Close & west of Boxworth End, Swavesey	

**Map:**



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

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

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

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

**Potential residential capacity:** 75 dwellings (30 dph)

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

<b>LAND</b>	
PDL	Would development make <span style="background-color: red; color: red;">          </span> RED = Not on PDL

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

	conservation interest, and geodiversity? (Including International and locally designated sites)		No impact on protected sites and species (or impacts could be mitigated). A group and three individual protected trees lie approximately 50-65m to the east.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees  A group and three individual protected trees lie approximately 50-65m to the east.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.  Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is in an area described as enclosed farmland, orchards, hedges, trees and long gardens between linear housing and open farmland. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. The linear development has been extended to the west of the main street, south of the historic core. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors. Important Countryside Frontage – to the east of the site on the opposite side of Middlewatch. Protected Village Amenity Area – lies approximately 55m to the north.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an part of the setting of a Grade II Listed Buildings along Middle Watch. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed.</p>

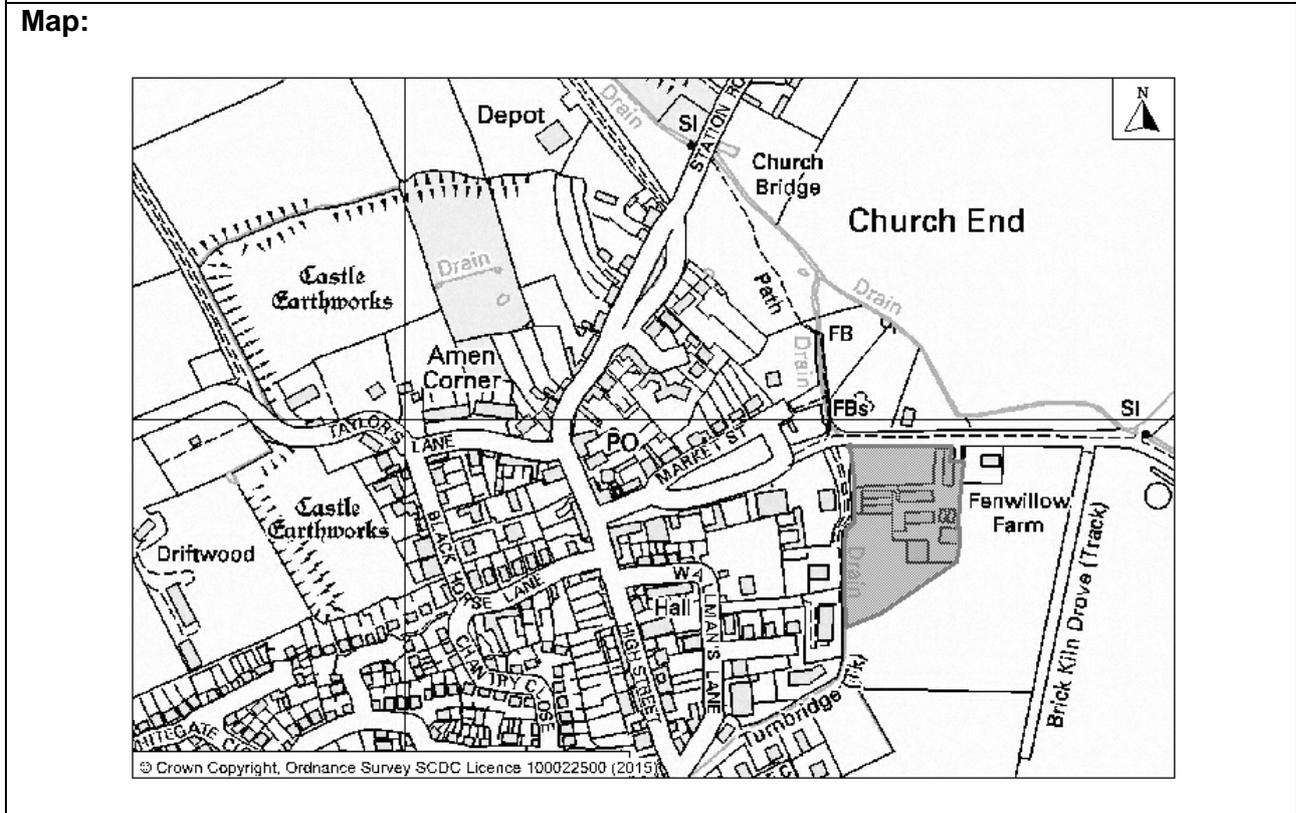
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?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

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

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity. Site is adjacent to secondary school.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  741m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.3km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6)  276m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4)  5.72km ACF from the centre of the site to St. Ives Market
Distance: Railway	How far is the site from an existing or		R = >800m

Station	proposed train station?		13,310m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>GREEN = No capacity / access constraints identified that cannot be fully mitigated.</p> <p>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.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p> <p>The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.</p>

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC169	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land south of Market Street & at Fenwillow Farm	



**Site description:** The site lies to the south of Cow Fen Drive on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.

**Current use(s):** Paddock, agricultural buildings and part of a larger arable field.

**Proposed use(s):** 30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))

**Site size (ha):** South Cambridgeshire: 1.09 ha.

**Potential residential capacity:** 0 dwellings

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation  Development will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation - Immediately to the north is a scrap yard but the hours of use etc. are unknown but in close proximity can be incompatible. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. A sewage pumping station is located adjacent to north eastern corner of the site. Anglia Water tend to operate a cordon sanitaire around pumping stations in order to minimise the risks of vibration, noise and odour impacting on new residents and approximately 1/5th of the site would be within the cordon sanitaire and unsuitable for residential development.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site is used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality		GREEN = No impact / Capable of full mitigation

	of the water environment?		Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links.  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of landscape character?		<p>landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The village is most visible at a distance from the east. The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north. It is in an area with views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village. At the east end of Market Square, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. Development would be contrary to the character of this part of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>GREEN = No impact or Minor positive impact on Green Belt purposes</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and		<p>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Conservation Area, Grade II Listed buildings and the Grade I Listed church to the north, and the historic core of the</p>

	scheduled monuments)?		village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk  The whole site is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.2km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  319m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m  244m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  1,388m ACF from centre of site to The Surgery, Swavsey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities

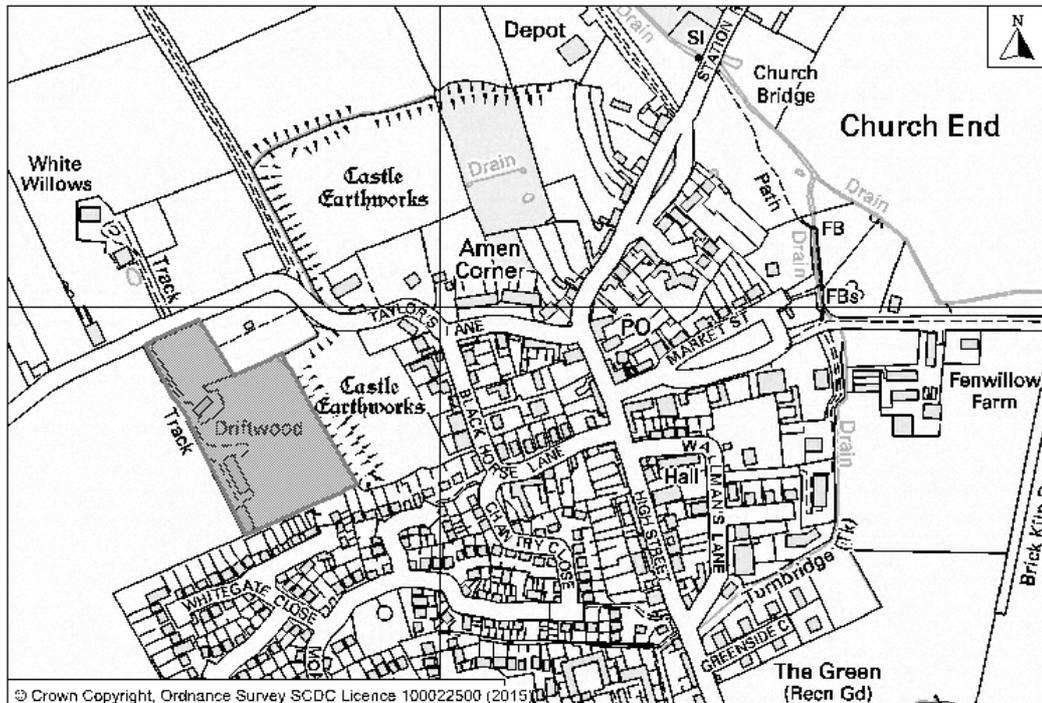
	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Development would be contrary to the open and informal character of this part of the village.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment		GREEN = Existing infrastructure likely to be sufficient.

	in key community services and infrastructure, including communications infrastructure and broadband?		Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		G = <400m 357m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.8km ACF from centre of site to Sawston Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6)  231m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport			G = 21 to 30 minutes (4)

journey time to City Centre			23 Minutes from Swavesey to St. Ives.)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.46km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,365m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.  Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC250	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Driftwood Farm, Swavesey	

**Map:**



**Site description:** The site lies to the south of Hale Road on the western edge of Swavesey. The site adjoins residential development to the south and a farm to the north with agricultural land. To the east is an area of grassland which is a nationally important archaeological site. To the north east lies allotments and a cemetery. To the west lies open agricultural land. The site comprises a mix of uses including residential to the north with a couple of small business units to the south west, the remainder of the land is predominantly open land. The site is well enclosed by hedgerows on all sides.

Note: the site adjoins site 71 to the west.

**Current use(s):** Mixed uses including residential and commercial.

**Proposed use(s):** 10 dwellings with potential for public open space

**Site size (ha):** South Cambridgeshire: 1.74 ha.

**Potential residential capacity:** 47 dwellings (30 dph)

<b>LAND</b>	
PDL	<p>Would development make use of previously developed land?</p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: red; margin-right: 5px;"></div> <p>RED = Not on PDL</p> </div> <p>Mixed use site including residential and commercial - a small part of the site to the south west is previously developed land.</p>

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.  Majority of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  A small part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
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?		<p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>GREEN = No impact or Minor positive impact on Green Belt purposes</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings,		<p>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.</p>

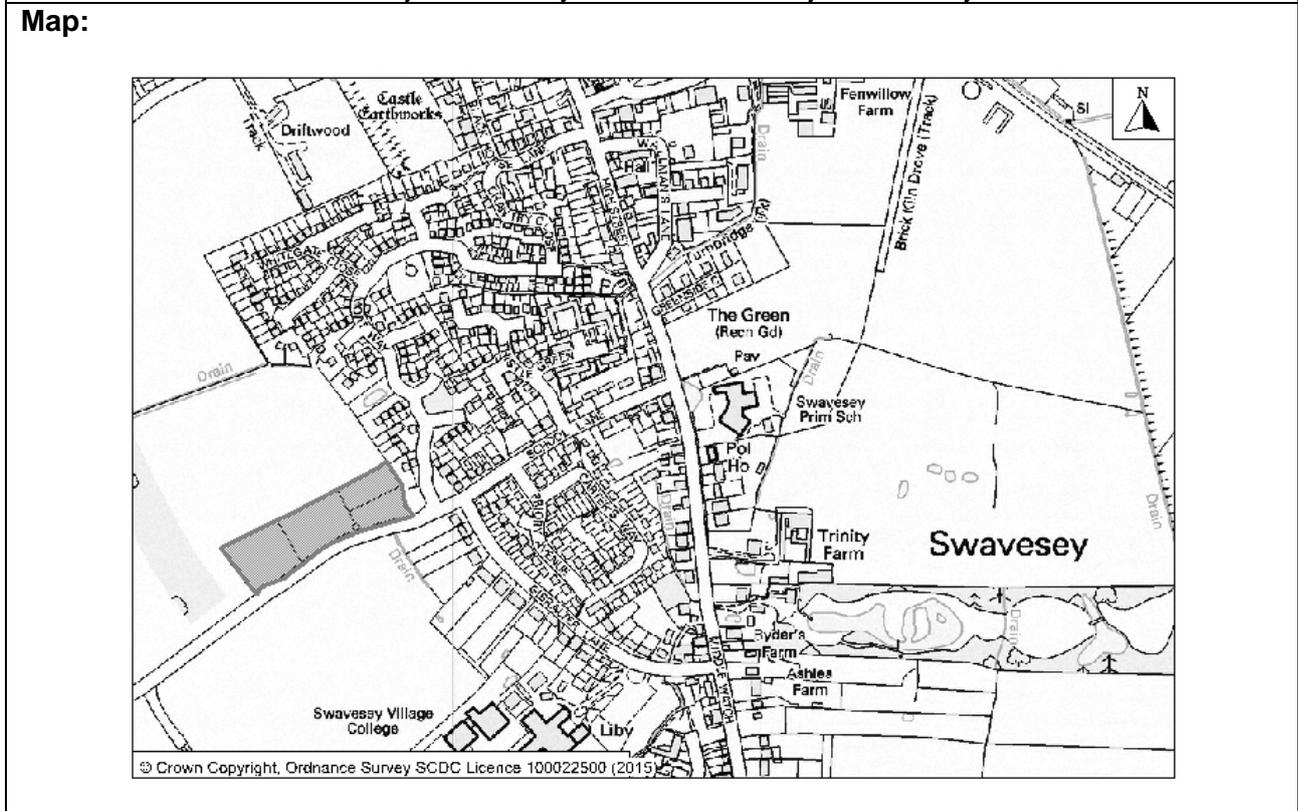
	registered parks and gardens and scheduled monuments)?		Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  205m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m  331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  1,436m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  The site is partly separated from the existing built-up area by a Scheduled Ancient Monument and forms part of the transition between built-up area and open countryside.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development

Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  601m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.7km ACF from centre of site to Swavesey Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 18
Distance: bus stop / rail station			GG = Within 400m (6)  368m ACF from the centre of the site to the nearest bus stop.
Frequency of Public			R = Hourly service (2)

Transport			
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			GG = Up to 5km (6) 4.96km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,809m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.  Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely the access could be improved without significant impact rural character and historic environment. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC287	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land adj to Fen Drayton Road Land adj to Fen Drayton Road	



**Site description:** The site lies to the north of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east. To the north, south and west is open agricultural land. The site comprises a series of semi enclosed paddocks used for grazing. There are hedgerows to the road frontage and adjoining residential properties, but otherwise the site is exposed to views across the wider countryside, although there is an area that has recently been planted with saplings to the west.

Note: the site adjoins site 71 to the north and site 65 to the south.

**Current use(s):** Paddock

**Proposed use(s):** Approximately 50 dwellings

**Site size (ha):** South Cambridgeshire: 1.30 ha.

**Potential residential capacity:** 26 dwellings (30 dph)

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

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

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 615m to the west.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  324m ACF from centre of the site to land east of Moat Way, Swavesey.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  606m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  994m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Development would constitute back land development, poorly related to the existing built-up part of the village.
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the		GREEN = No effect or would support the

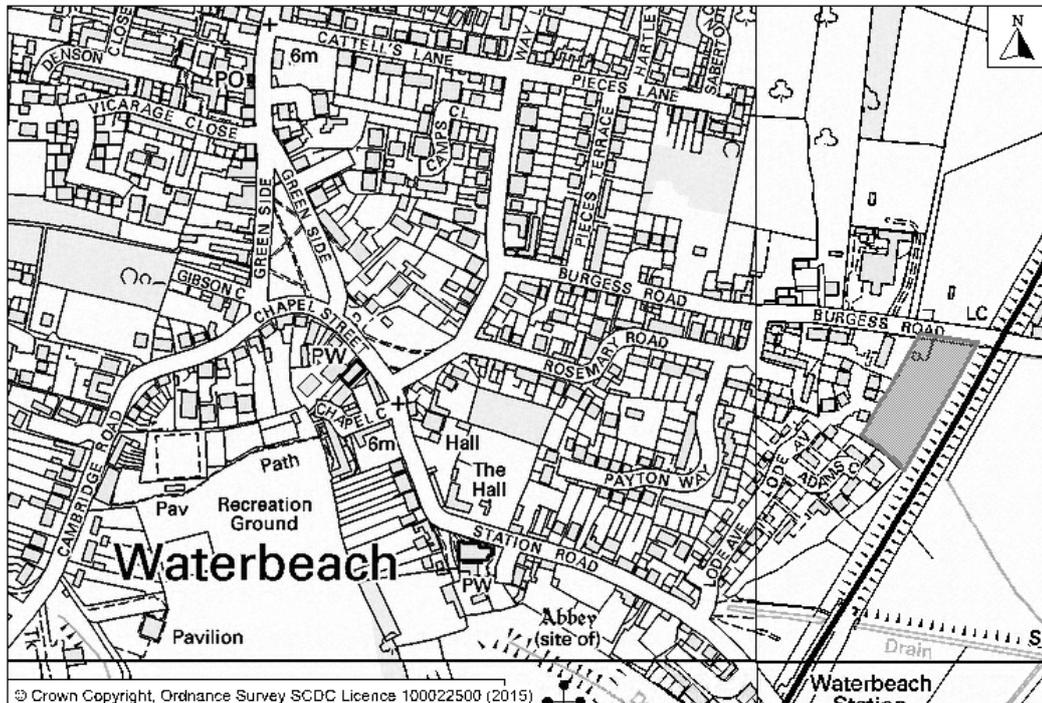
	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  5.4km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  507m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.3km ACF from centre of site to Sawston Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to the site?		traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 14
Distance: bus stop / rail station			G = Within 600m (4)  455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4)  5.20km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m  12,926m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts



<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC001	
<b>Consultation Reference numbers:</b> 51 (I&O 2012)	
<b>Site name/address:</b> Land off Lode Avenue, Waterbeach	

**Map:**



**Site description:** This small site is situated between the built edge of the village and the railway line, to the south of Burgess Road on the eastern edge of Waterbeach. The site is screened to Burgess Road and the residential boundaries with hedgerow. The eastern boundary to the railway line, which is on a slight embankment, has patchy hedgerow. The site is paddock land and there is a small area with garages, sheds and caravans in a fenced off area in the north west corner of the site.

Note: site 019 lies across Burgess Road to the north.

**Current use(s):** Paddock

**Proposed use(s):** 10 dwellings

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

**Potential residential capacity:** 14 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.  A small part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation.  Development should be compatible with neighbouring uses. The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration. However it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Mitigation may require land take, and this is already a very small site. It may reduce the available site below the threshold.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  A small part of the site has agricultural buildings, in the north, and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water		GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that

	environment?		appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained,

	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs adjacent to the eastern boundary on the opposite site of the railway line, but this is a very small site and unlikely to improve access for many.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is a paddock to the rear of a number of residential properties, enclosed by hedgerow and trees, which creates a soft edge to the village. The site is bordered by railway line to the east on a slight embankment but the presence of the railway line to the east does not mean that the village should automatically expand outwards towards it.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is a paddock to the rear of a number of residential properties, enclosed by hedgerow and trees, which creates a soft edge to the village. Development in this location would create an area of backland development which would not relate well to the existing built form.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Green Belt purposes</p> <p>The site is included in the Green Belt in the Submission Local Plan.</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse effect on the setting of a Grade II</p>

	areas, listed buildings, registered parks and gardens and scheduled monuments)?		Listed Building due to loss of significant green edge for village on approach from riverside. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located to the east of the historic village core and to the north east of the site of nationally important Waterbeach Abbey (SAM52). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk  Flood Zone 2, drainage issues capable of being appropriately addressed. Approximately half the site, on the eastern side, is within Flood Zone 2.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.6km ACF from centre of the site to Waterbeach Recreation Ground
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  622m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  563m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City	How far is the site		R = >800m

Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 714m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment		AMBER = 1-3km 3.0km ACF from centre of site to South

	centre?		Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  646m ACF from centre of site to Waterbeach Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  5.4km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria  Total score of 14.

Distance: bus stop / rail station			<p>G = Within 600m (4)</p> <p>275m ACF from the centre of the site to the nearest bus stop (196 service).</p> <p>599m ACF from the centre of the site to the nearest bus stop (9 service).</p>
Frequency of Public Transport			<p>R = Hourly service (2)</p> <p>196 service - less than hourly. 9 service - Hourly service.</p>
Public transport journey time to City Centre			<p>G = 21 to 30 minutes (4)</p> <p>196 service - 44 Minutes from Waterbeach to Cambridge.</p> <p>9 service - 25 Minutes from Waterbeach to Cambridge.</p>
Distance for cycling to City Centre			<p>G = 5km to 10km (4)</p> <p>8.56km ACF from the centre of the site to Cambridge Market.</p>
Distance: Railway Station	How far is the site from an existing or proposed train station?		<p>G = &lt;400m</p> <p>306m ACF from centre of the site to Waterbeach Station</p>
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.</p> <p>Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. The promoter makes reference to a ransom strip to be negotiated by the developer. If this would provide the necessary connection of the site to the public highway then access at the closest point to the western boundary would be acceptable, subject to design. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p>

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC019	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land adj to 35 Burgess Road, Waterbeach	

**Map:**



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

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

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

**Current use(s):** Paddock

**Proposed use(s):** Residential development

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

**Potential residential capacity:** 30 dwellings (30 dph)

<b>LAND</b>	
PDL	Would development make <span style="background-color: red; color: red;">          </span> RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		<p>AMBER = Minor loss of grade 1 and 2 land</p> <p>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.</p>
Minerals	Will it avoid the sterilisation of economic mineral reserves?		<p>GREEN = Site is not within an allocated or safeguarded area.</p> <p>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.</p>
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>GREEN = Minimal, no impact, reduced impact.</p> <p>Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		<p>AMBER = Adverse impacts capable of adequate mitigation</p> <p>Development 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 &amp; 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.</p>
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve

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

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

			would not relate well to the existing built form. This site is situated alongside the railway line, and does not relate well to the built part of the village except at the Burgess Road frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Adverse effect on 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.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>RED = Flood Zone 3 / high risk</p> <p>Flood 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 &amp; 3.</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply..</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = &lt;1km or onsite provision</p> <p>0.8km ACF from centre of the site to</p>

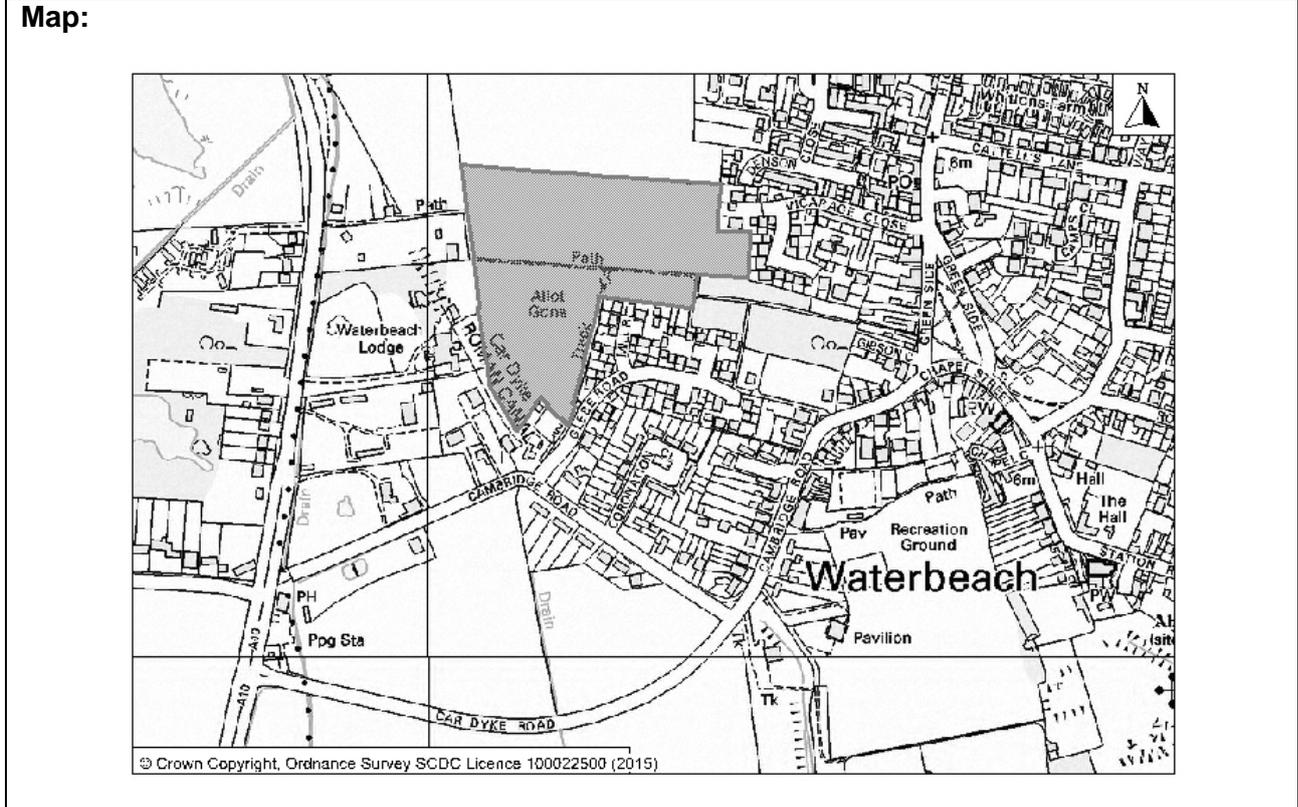
			Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m  789m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling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

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  595m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  5.4km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane

	routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 13
Distance: bus stop / rail station			A = Within 800m (3)  545m ACF from the centre of the site to the nearest bus stop (196 service).  697m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  196 service - 44 Minutes from Waterbeach to Cambridge.  9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4)  8.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m  582m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.  Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing for this number of dwellings and would recommend that the Local Planning Authority contact Rail Track before

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

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



**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)

<b>LAND</b>	
PDL	<p>Would development make use of previously developed land?</p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: red; margin-right: 5px;"></div> <span>RED = Not on PDL</span> </div>

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

			the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.</p> <p>No impact on protected sites and species (or impacts could be mitigated). There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.</p>
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the</p>

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

	(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.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 450m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 461m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City	How far is the site		R = >800m

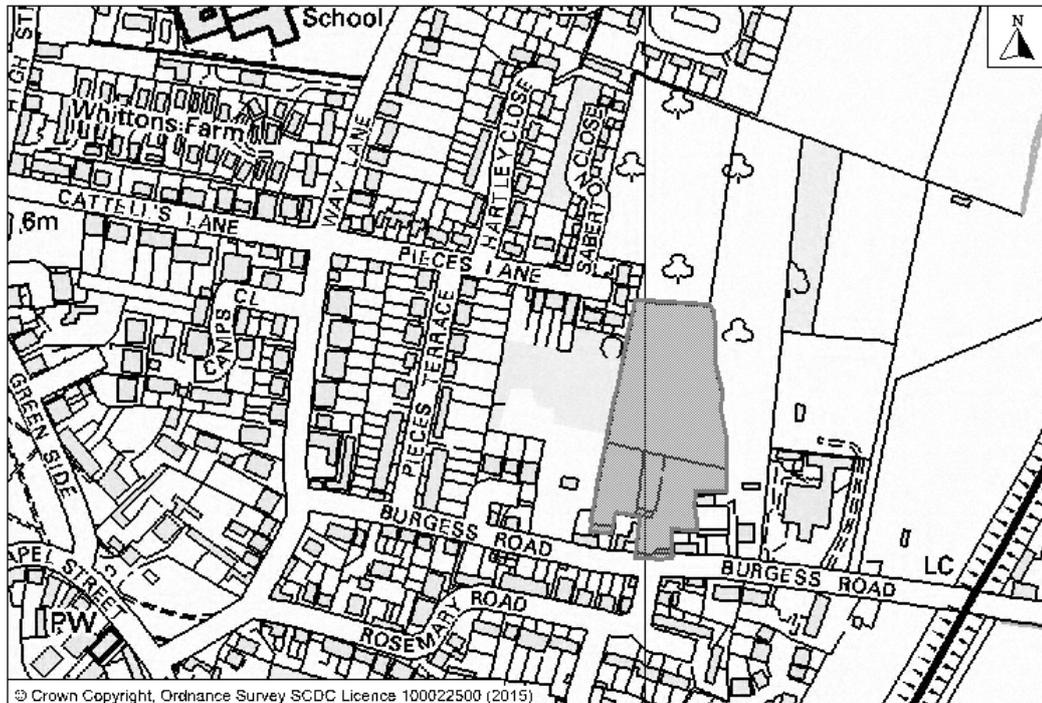
Centre	from edge of defined Cambridge City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 896m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 3.6km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of

			Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  626m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  4.4km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 14
Distance: bus			G = Within 600m (4)

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

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

**Map:**



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

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

**Current use(s):** Pasture and storage buildings.

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

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

**Potential residential capacity:** 19 dwellings (30 dph)

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

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

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

<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Greenbelt purposes</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many</p>

			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.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m 536m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 430m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.2km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Utilities	Will it improve the level of investment in key community		GREEN = Existing infrastructure likely to be sufficient.

	services and infrastructure, including communications infrastructure and broadband?		Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated.  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  431m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  5.2km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below  Total score of 14
Distance: bus stop / rail station			G = Within 600m (4)  375m ACF from the centre of the site to the nearest bus stop (196 service).  462m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			A = Hourly service (2)  196 service - less than hourly.

			9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 196 service - 44 Minutes from Waterbeach to Cambridge. 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.62km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		A = 400 - 800m 466m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC091	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> 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)

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation  Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<b>BIODIVERSITY</b>			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.  No impact on protected sites and species (or impacts could be mitigated). There are protected trees situated approximately 80m to the south west of the site.

Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. The site is in a substantial area of woodland and grassland which may result in some habitat loss.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p> <p>Protected trees are situated approximately 80m to the south west of the site.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to provide a link to this.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
Townscape	Will it maintain and enhance the		<p>RED = Significant negative impact on townscape character, no satisfactory</p>

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

	accessible open space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 606m ACF from centre of the site to land north of Levitt Lane, Waterbeach
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 482m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 350m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development  Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		G = <400m  336m ACF from centre of site to Waterbeach Community Primary School.
Distance:	How far is the		R = Greater than 3km

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

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC142	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> 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)

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

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

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

			possible to develop part of the site if it were reduced in size and additional landscape screening eastern edge. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.4km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  274m ACF from centre of the site to Watebeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m  272m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m  780m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the

	health, education and leisure (shops, post offices, pubs etc?)		development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.4km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure,		GREEN = Existing infrastructure likely to be sufficient  Development can use existing capacity in utilities infrastructure. However, there is

	including communications infrastructure and broadband?		insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m  499m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km  4.6km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below  Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6)  222m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			R = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4)  9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City			G = 5km to 10km (4)

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC155	
<b>Consultation Reference numbers:</b> 50 (I&O 2012), H9 (I&O 2013 part 2)	
<b>Site name/address:</b> North side of Bannold Road, Waterbeach	

**Map:**



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

Note: the site adjoins site 206 to the east.

**Current use(s):** Residential and agricultural

**Proposed use(s):** 23 dwellings

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

**Potential residential capacity:** 29 dwellings (30 dph)

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

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

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

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

	scheduled monuments)?		impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  1.0km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  395m ACF from centre of the site to land north of Levitt Lane, Waterbeach
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  713m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m  143m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.

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

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

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC190	
<b>Consultation Reference numbers:</b>	
<b>Site name/address:</b> Land adjacent to Pieces Lane, Waterbeach	

**Map:**



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

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

**Current use(s):** Woodland and pasture.

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

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

**Potential residential capacity:** 30 dwellings (30 dph)

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

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

			All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
<b>BIODIVERSITY</b>			
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.
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			

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

	and gardens and scheduled monuments)?		Abbey. The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. Site forms an important part of the setting of a Grade II Listed and adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHANGE</b>			
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.
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  588m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m  462m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		A = 400 - 800m  408m ACF from centre of site to Rosalind

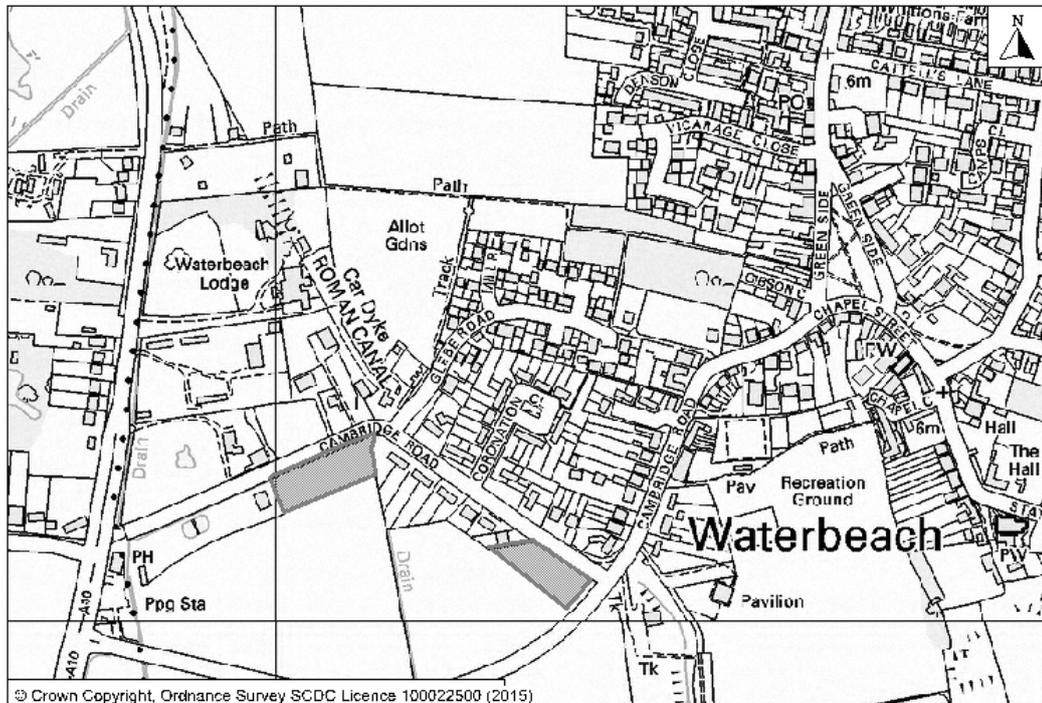
	service?		Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new		G = No loss of employment land / allocation is for employment development

	employment land?		
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>School capacity not sufficient, but significant issues can be adequately addressed.</p>
Distance: Primary School	How far is the nearest primary school?		<p>G = &lt;400m</p> <p>368m ACF from centre of site to Waterbeach Community Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>R = Greater than 3km</p> <p>5.2km ACF from centre of site to Cottenham Village College.</p>
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.</p>
HQPT	Is there High Quality Public Transport (at edge of site)?		<p>RED = Service does not meet the requirements of a high quality public transport (HQPT)</p>
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		<p>AMBER = Score 10-14 from 4 criteria below</p> <p>Total score of 14.</p>
Distance: bus stop / rail station			<p>G = Within 600m (4)</p> <p>437m ACF from the centre of the site to the nearest bus stop (196 service).</p> <p>457m ACF from the centre of the site to the nearest bus stop (9 service).</p>
Frequency of Public			<p>R = Hourly service (2)</p>

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

<b>Site Information</b>	
<b>Development Sequence</b>	<b>Minor Rural Centre</b>
<b>Site reference number(s):</b> SC202	
<b>Consultation Reference numbers:</b> 52 (I&O 2012)	
<b>Site name/address:</b> Land off Cambridge Road, Waterbeach	

**Map:**



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

**Current use(s):** Agricultural

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

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

**Potential residential capacity:** 8 dwellings (30 dph)

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

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		<p>GREEN = Site is not within an allocated or safeguarded area.</p> <p>The majority of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.</p>
<b>POLLUTION</b>			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>GREEN = Minimal, no impact, reduced impact.</p> <p>Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		<p>AMBER = Adverse impacts capable of adequate mitigation</p> <p>Development compatible with neighbouring uses. Some potential for traffic noise from A10, but should be possible to mitigate. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.</p>
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		<p>GREEN = No impact / Capable of full mitigation</p> <p>Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>BIODIVERSITY</b>			

Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.</p> <p>No impact on protected sites and species (or impacts could be mitigated). The 'Cambridge Road Willow Pollards' County Wildlife Site lies approximately 55m to the west of the site.</p>
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
<b>LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE</b>			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is somewhat separated from the built up area of Waterbeach by strong boundaries and does not relate well to the built-up part of the village and clearly</p>

			performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>AMBER = negative impact on townscape character, incapable of mitigation.</p> <p>Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is somewhat separated from the built up area of Waterbeach by strong boundaries and does not relate well to the built-up part of the village and clearly performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>AMBER = negative impact on Greenbelt purposes</p> <p>The site is included in the Green Belt in the Submission Local Plan.</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Roman settlement and industry to the south, linked to the Car Dyke by a Droveaway. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
<b>CLIMATE CHANGE</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
<b>HUMAN HEALTH AND WELL BEING</b>			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

	of publically accessible open space?		provided onsite  Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.4km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m  422m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact  No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m  546m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  1,158m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate		AMBER = Adequate scope for integration with existing communities

	with existing communities?		
<b>ECONOMY</b>			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km  3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient.  Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the		R = >800m

Primary School	nearest primary school?		877m ACF from centre of site to Waterbeach Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.5km ACF from centre of site to Cottenham Village College.
<b>TRANSPORT</b>			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 240m ACF from the centre of the site to the nearest bus stop (9 service).
Frequency of Public Transport			R = Hourly service (2) 9 service - Hourly service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.81km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 921m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car

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