

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

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

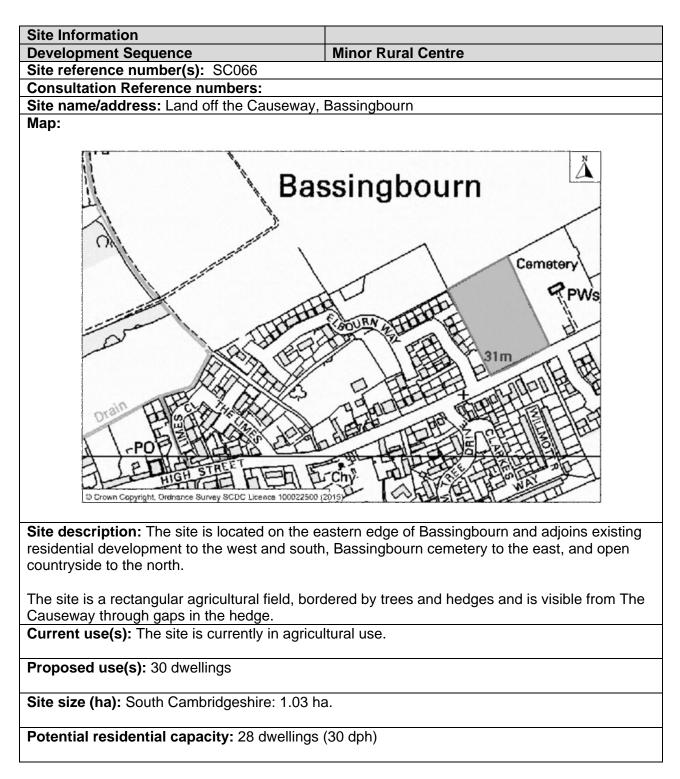
	I		
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	•		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		5
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Innastractare	and green spaces,		of appropriate mitigation
			or appropriate mitigation
	through delivery of and access to		Noutral impact (ovicting factures retained
			Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
_	enhance the		character, incapable of mitigation.
	diversity and		· · · · · · · · · · · · · · · · · · ·
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and

			would also change the rural character of this
			wooded and enclosed area of the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
romiocapo	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would be contrary
	appropriate design		to the pattern of single depth development
	and scale of		in the historic core of this part of village.
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		DED. Cita containa is adiacont to ar
Heritage	Will it protect or enhance sites,		RED = Site contains, is adjacent to, or within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- development of the site is likely to have a
	buildings,		significant adverse impact on the settings of
	registered parks		the listed buildings and the Conservation
	and gardens and		Area. Archaeological potential will require
	scheduled		further information but the assumption for a
	monuments)?		neutral impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA Renewables			AMBER = Standard requirements for
Reliewables	Will it support the use of renewable		renewables would apply
	energy resources?		Terrewables would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			The majority of the site is Flood Zone 1.
			There are small areas of Flood Zones 2 and
			3 along parts of the northern and southern
			boundaries, and also running north-south
			across the centre of the site.
	TH AND WELL BEING	<u>;</u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Diotonoo	space?		
Distance:	How far is the nearest outdoor		GREEN = <1km or onsite provision
Outdoor Sport Facilities	sports facilities?		0.4km ACF from centre of the site to
			Bassingbourn Recreation Ground.

Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	257m ACF from centre of the site to land
0	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople? How far is the site	G = <400m
Distance: District or	from the nearest	G = <40011
Local Centre	District or Local	220m ACE to the village phormony
Local Centre	centre?	229m ACF to the village pharmacy -
	Centre?	location chosen as representation of central point of a cluster services and facilities.
Distance: City	How far is the site	R = 800m
Distance: City Centre	from edge of	
Centre	defined Cambridge	
	0	
Distance: GP	City Centre? How far is the	R =>800m
Service	nearest health	R =>00011
Service	centre or GP	1,188m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
I aciiiiies	of key local	sausiaciory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		 
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	particularly in Abbey Ward and Kings Hedges?	
	deprivation	Multiple Deprivation 2010.

	Would allocation result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	15.7km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
Education	Is there sufficient	network is approaching capacity. AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	oupdony.	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	677m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.6km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	<b></b>	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		166m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 19 minutes to get to
City Centre		Royston centre.
Distance for		GG = Up to 5km (6)
cycling to City		4.37km ACF from the centre of the site to
Centre		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,524m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway.
		The promoter has indicated that access
		could be obtained.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	heat and meat	carioutural land (Crades 1 and 2) amall
	best and most versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Minerais		
	sterilisation of	safeguarded area.
	economic mineral reserves?	
POLLUTION	TESEIVES	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
<u> </u>	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to it
		being adjacent to military land. Potential for
		benefits through remediation of any
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
	1	development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
Designated	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,
Designated	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or

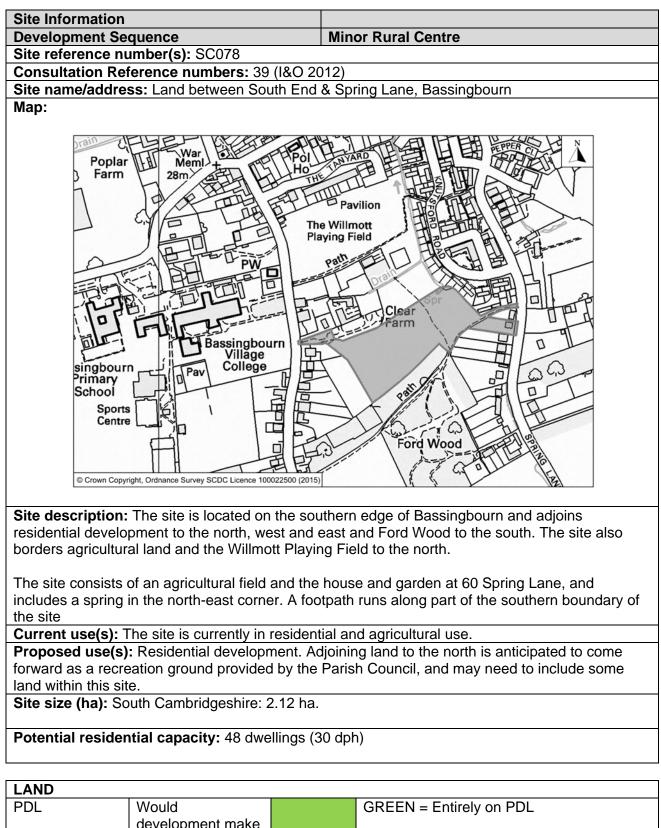
	-		
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		C
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		demoved amough the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	Are there trees on		AMBER = Any adverse impact on protected
IFU	site or immediately		trees capable of appropriate mitigation
	adjacent protected		trees capable of appropriate mitigation
	by a Tree		There is an oak tree with a Tree
	Preservation Order		Preservation Order in private ownership
	(TPO)?		along the western boundary of the site. The
			boundaries of this site appear to be heavily
			treed and need to be accommodated
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		
Innastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (aviating factures rateined
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULIURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of the site would
			result would result in a reduction of the
			green separation between the villages of
			Bassingbourn and Kneesworth, would
			change the open character of this area, and
			would affect the settings of listed buildings,
			£¥

			the village and the conservation area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
1 ownooupe	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		open character of this part of the village.
	and scale of		opon ondraotor of the part of the village.
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
Croon Doit	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
lionago	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		initigation.
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- development of the site is likely to have a
	buildings,		significant adverse impact on the settings of
	registered parks		the listed buildings. Archaeological potential
	and gardens and		will require further information but the
	scheduled		assumption for a neutral impact is that it is
	monuments)?		likely appropriate mitigation can be
	monumento):		achieved through the development process.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
	_		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6km ACF from centre of the site to
_			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		143m ACF from centre of the site to land
	teenagers?		east of Elbourn Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact
- ( ( -			· ····= -··· ···· ···· ···· ···· ···· ·

Traveller	the	
Taveller	the accommodation	No offect on nitch or plat provision
		No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	4 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	538m ACF to the village pharmacy -
	centre?	location chosen as representation of central
		point of a cluster services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	377m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with chisting communities
Communities	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
		-
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	

Changing	M/III it maste at the	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Development would have no offect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.8km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	996m ACF from centre of site to
Distant	Line for the first	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.8km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
		requirements of a high quality public
	Quality Public	
	Transport (at edge of site)?	 transport (HQPT)

Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		186m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 19 minutes to get to
City Centre		Royston centre.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.20km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,346m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network, where there is	
Non-Car	available capacity? Will it make the	AMBER = No impacts
Facilities		AWDER = NU IMPACIS
racilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	



	development make	
	use of previously	A small area of the site is previously
	developed	developed land as the site includes a
	land?	dwelling.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	_

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

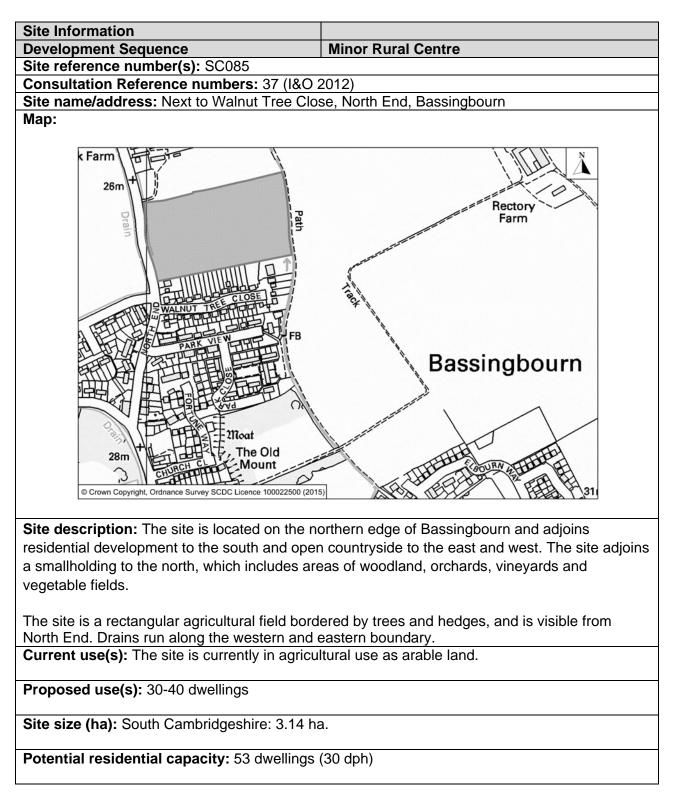
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
700	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TO	WNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
'	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			•
Townsoons	Mill it maintain and		village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor

Г		
	character, including	negative impacts incapable of mitigation) -
	through	development of this site would change the
	appropriate design	rural character of this part of the village.
	and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
1	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
C C	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	find of a state of the state of
	cultural interest	Minor negative impact on historic assets
	(including	(incapable of satisfactory mitigation) – the
	conservation	site forms part of the settings of a number of
	areas, listed	listed buildings. Archaeological potential will
	buildings,	require further information but the
	registered parks	assumption for a neutral impact is that it is
	and gardens and	likely appropriate mitigation can be
	scheduled	achieved through the development process.
		achieved through the development process.
CLIMATE CHAN	monuments)?	
Renewables		AMPER - Standard requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		The majority of the site is Flood Zone 1.
		There are small areas of Flood Zones 2 and
		3 within the eastern section of the site.
	HAND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	134m ACF from centre of the site to
	teenagers?	Bassingbourn Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	

	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	0 =<40011
Centre	District or Local	260m ACE to the village pharmacy
Centre		360m ACF to the village pharmacy -
	centre?	location chosen as representation of central
Distance Oite	Linux form in the state	point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	• • • • •
Distance: GP	How far is the	G =<400m
Service	nearest health	
	centre or GP	297m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		I
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	-	
	deprived wards of	
Shanning	Cambridge?	CREEN - No offect or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Dovelopment would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The

	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
7100000101111	employment	16.2km ACF from centre of site to South
	centre?	
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
		ODEEN Evisting infrastructure likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
1 7	capacity?	
	suparity :	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance	Llow for is the	
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary	
	school?	491m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
001001	SCHOOL	0.3km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
	la thara Lliak	
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score	mechanism has	
(SCDC)	been developed to	Total score of 18.
	-	
	consider access to	
	and quality of	

	nublic transport	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		
		379m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R= Less than hourly service (0)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		3.90km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train	3,063m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
1.00000	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling lacililles?	



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

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

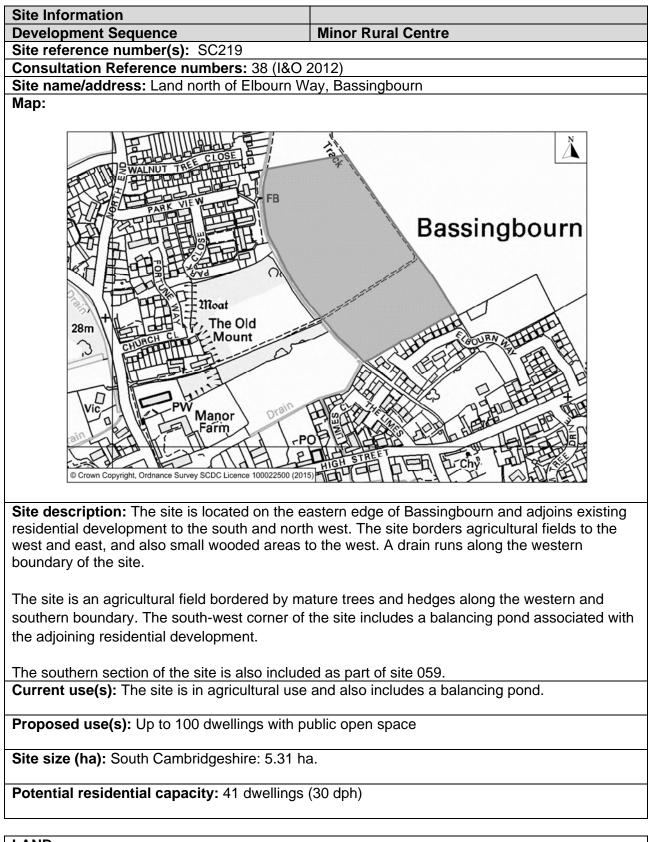
			· · · · · · · · · · · · · · · · · · ·
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	-		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	•		mugauon
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		,,
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
	TOWNSCAPE AND C		
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in the
			•
			encroachment of built development into the
			views across the open fields.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		-
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	.smissupo		• · · · · · · · · · · · · · · · · · · ·
	character, including	and the second	negative impacts incapable of mitigation) -

	through	development of this site would change the
	appropriate design	well defined village edge.
	and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
rionago	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting.
	historical,	
	archaeological, or	Noutral impact (ovicting fastures retained
	<b>U</b>	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
<b>CLIMATE CHA</b>	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	AMBER = Flood Zone 2 / medium risk
	flood risk?	
		Approximately a quarter of the site is in
		Flood Zones 2 and 3 both in the west and
		east of the site.
HUMAN HEAL	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
opon opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
		GREEN = < 1KIII OF OHSILE PROVISION
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.8km ACF from centre of the site to
		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	349m ACF from centre of the site to land
	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A 100 800m
Distance:	now lat is the site	A = 400 - 800m

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

	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,,	employment	15.2km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	954m ACF from centre of site to
Distance	Linux form in the s	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0.9km ACF from centre of site to
TRANSDORT		Bassingbourn Village College.
TRANSPORT Cycle Routes	What type of cycle	 RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
()	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		216m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		
Distance for		GG = Up  to 5km  (6)
cycling to City		
Centre		4.85km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,002m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

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

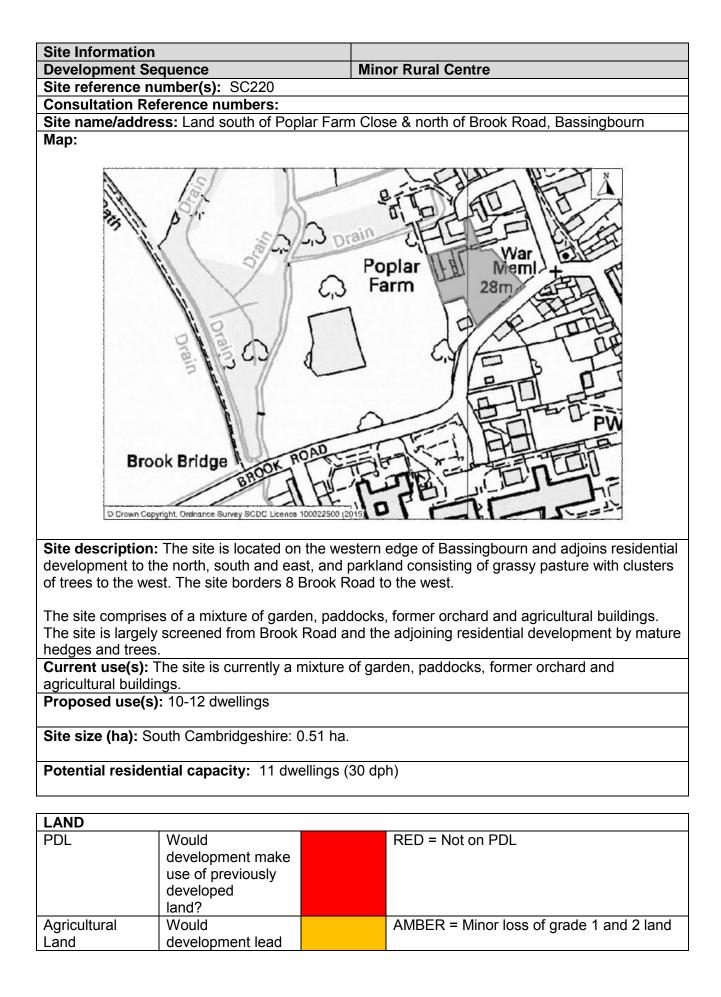
	I		
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugauon
			Assumptions for a neutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		······································
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and

	1	would also also us the model share star of this
		would also change the rural character of this
Taumaaana	Mill it maintain and	wooded and enclosed area of the village.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor negative impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	development of this site would be contrary
	appropriate design	to the pattern of linear development
	and scale of	predominant in the village, especially the
	development?	historic core.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation.
	cultural interest	initigation.
	(including	Significant negative impact on historic
	conservation	assets (incapable of satisfactory mitigation)
		- development of the site is likely to have a
	areas, listed	
	buildings,	significant adverse impact on the settings of
	registered parks	the listed buildings and the Conservation
	and gardens and	Area, and the earthwork remnants of a
	scheduled	moat.
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk
		The majority of the site is Flood Zone 1. A
		very small area adjacent to the drain on the
		western edge of the site is in Flood Zones 2
		and 3.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
	spaces	•
Distance:	How far is the	opportunities for new public open space.
Distance:		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to
		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	

	for children and	238m ACF from centre of the site to land
	teenagers?	east of Elbourn Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER = NO IMPACI
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	G = <400m
District or	from the nearest	G = <40011
Local Centre	District or Local	376m ACF to the village pharmacy -
Local Centre	centre?	location chosen as representation of central
	Centre :	point of a cluster services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >00011
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
Service	centre or GP	498m ACF from centre of site to The
	service?	
Kovilopol		Surgery, Bassingbourn.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
racinues	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities last, and no new facilities
	facilities including	No facilities lost, and no new facilities proposed directly as a result of the
	health, education	development.
		development.
	and leisure (shops, post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
T delittles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Poor connectivity to the built up area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	· · · · · · · · · · · · · · · · · · ·
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	

	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
0	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, , ,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications infrastructure and	the distribution zone to supply the total
	broadband?	number of proposed properties which could arise if all the SHLAA sites with the zone
	Dioaubanu?	were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately mitigated
Distance	How far is the	R = >800m
Distance:		R = >00011
Primary School	nearest primary school?	810m ACF from centre of site to
301001	SCHOOLS	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.7km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
,	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)

	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		$207$ to $10^{-1}$ from the control of the city to
station		297m ACF from the centre of the site to
Fraguanavaf		nearest bus stop. R= Less than hourly service (0)
Frequency of Public		R = Less (indifficulty setvice (U)
Transport		
Public		GG = 20 minutes or less (6)
transport		CC = 20  minutes of  CSS(0)
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.48km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,631m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
Non-Car	available capacity? Will it make the	AMRER – No imposto
Facilities		AMBER = No impacts
racilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	



	to the loss of the best and most	Minor loss of best and most versatile
	versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14?	ODEEN - No odvorce offects or conclusion
Pollution	Are there potential Odour, light noise	GREEN = No adverse effects or capable of full mitigation
	and vibration	Tuli mugation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Noise from Brook Road but can be
	receptor or	mitigated by design and layout.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to
		The site would require investigation due to its agricultural use. Potential for benefits
		through remediation of any contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		 
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.

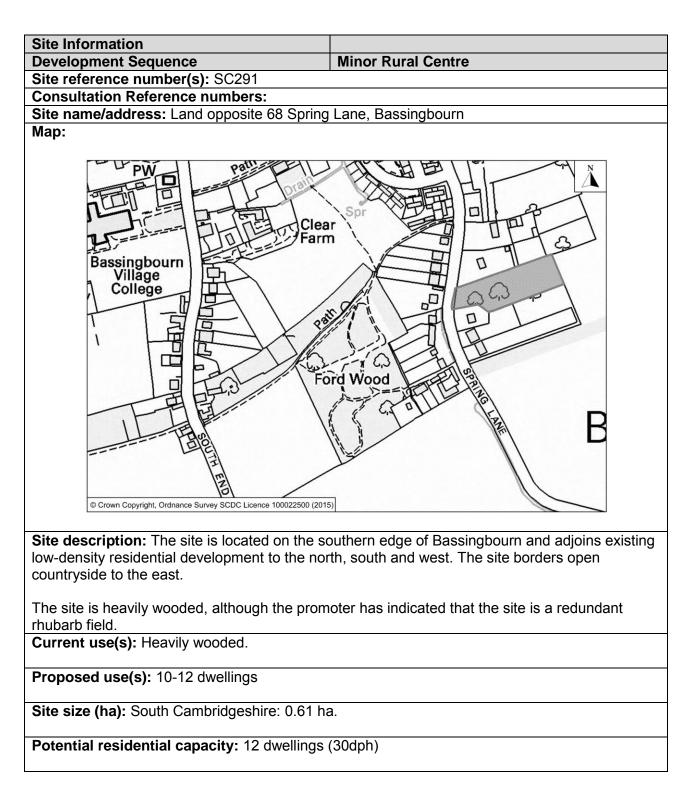
	1		
	conservation interest, and geodiversity? (Including International and locally designated sites)		
Diadivaraity	· · · ·		AMPER - Development would have a
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	Are there trees on site or immediately adjacent protected		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	by a Tree Preservation Order (TPO)?		Trees with Tree Preservation Orders are present on the boundary of the site and should be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HEI	RITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. development of the site would result in the loss of mature trees and enclosed areas of areasland along the western edge of the
			grassland along the western edge of the village. Development of this site would have a significant adverse impact on the landscape and townscape of this area.

		(UPDATE to reflect SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage. Development of this site would have a significant adverse impact on the landscape and townscape of this area. (UPDATE to reflect SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHAN</b>	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport	How far is the nearest outdoor	GREEN = <1km or onsite provision
Facilities	sports facilities?	0.3km ACF from centre of the site to

		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	344m ACF from centre of the site to land
	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	256m ACF to the village pharmacy -
Contro	centre?	location chosen as representation of central
	ochire.	point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	571m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	satisfactory magazien proposody.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		 
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
/ lococolonity	employment	15.8km ACF form centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lanu	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	G = <400m
Primary School	nearest primary	
-	school?	271m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.2 km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
,	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with

	the site?	high cycle accident rate to access local
HQPT	la thara High	facilities/school. Poor quality off road path. RED = Service does not meet the
	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Ourstain abla	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score	mechanism has	Tatal again of 40
(SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance hus	four criteria below.	$\Omega \Omega = M(this A \Omega \Omega m (\Omega))$
Distance: bus		GG = Within 400m (6)
stop / rail station		
		155m ACF from the centre of the site to
<b>Francisco a cont</b>		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		40 minutes from Descingtones to Deveter
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.36km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train	3,529m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

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

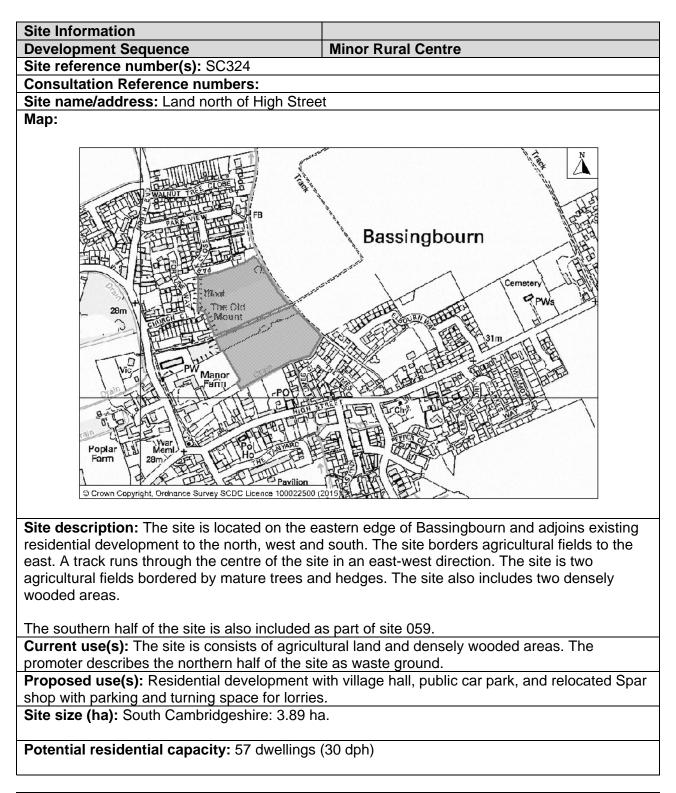
	International and locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	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?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the</li> </ul>
			development process.
	TOWNSCAPE AND C	ULIURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Incompatible with linear nature of village.

	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
•	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		<ul> <li>– site forms an important part of the setting</li> </ul>
	buildings,		of Grade II* Morden Hall and impact on
	registered parks		grade I St Marys church to north of site.
	and gardens and		Archaeological potential will require further
	scheduled		information but the assumption for a neutral
	monuments)?		impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA		1	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Distance:	space? How far is the		GREEN = <1km or onsite provision
Distance:	nearest outdoor		
Outdoor Sport Facilities	sports facilities?		0.4km ACF from centre of the site to
I aciiilles			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		303m ACF from centre of the site to
	teenagers?		Comberton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		210m ACF from the centre of the site to th

centre?King Edward VII pub central in reservices and facilities within the vertices and facilities including health, education and leisure (shops, post offices, pubs etc?)King Edward VII pub central in reservices and facilities including health, education and leisure (shops, post offices, pubs etc?)CommunityWill it encourage and enableR =>800mCommunityWill it encourage and enableG = <400mCommunityWill it encourage and enableGREEN = Development would not the loss of any community facilities	The (or ilities
Distance: City CentreHow far is the site from edge of defined Cambridge City Centre?R =>800mDistance: GP ServiceHow far is the nearest health 	The (or ilities
Centrefrom edge of defined Cambridge City Centre?Distance: GP ServiceHow far is the nearest health centre or GP service?G = <400m	(or ilities
defined Cambridge City Centre?G = <400mDistance: GP ServiceHow far is the nearest health 	(or ilities
City Centre?Distance: GP ServiceHow far is the nearest health centre or GP 	ilities
Distance: GP ServiceHow far is the nearest health centre or GP service?G = <400mKey Local FacilitiesWill 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 satisfactory mitigation proposed).CommunityWill it encourageG = <400m	(or ilities
Servicenearest health centre or GP service?268m ACF from centre of site to Surgery, Bassingbourn.Key Local 	(or ilities
centre or GP service?268m ACF from centre of site to Surgery, Bassingbourn.Key Local FacilitiesWill it improve 	(or ilities
service?Surgery, Bassingbourn.Key LocalWill it improve quality and range of key local services and 	(or ilities
service?Surgery, Bassingbourn.Key LocalWill it improve quality and range of key local services and 	(or ilities
Key Local FacilitiesWill it improve quality and range of key local 	ilities
Facilitiesquality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)satisfactory mitigation proposed).CommunityWill it encourageSatisfactory mitigation proposed).	ilities
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)No facilities lost, and no new faci proposed directly as a result of th development.CommunityWill it encourageGREEN = Development would no	ilities
services and facilities including health, education and leisure (shops, post offices, pubs etc?)No facilities lost, and no new faci proposed directly as a result of the development.CommunityWill it encourageGREEN = Development would not out and the service of the service o	
facilities including health, education and leisure (shops, post offices, pubs etc?)proposed directly as a result of the development.CommunityWill it encourageGREEN = Development would not option to the statement would not option to the statement would not option to the statement would not	
health, education       development.         and leisure (shops,       development.         post offices, pubs       etc?)         Community       Will it encourage	ne
and leisure (shops, post offices, pubs etc?)       GREEN = Development would not be a compared on the statement would no	
post offices, pubs	
etc?)     GREEN = Development would not       Community     Will it encourage	
etc?)     GREEN = Development would not       Community     Will it encourage	
Community Will it encourage GREEN = Development would no	
	ot lead to
	lion
community possible	
activities?	
No facilities lost, and no new faci	
proposed directly as a result of the	ne
development.	
Integration How well would the AMBER = Adequate scope for int	tegration
with Existing development on with existing communities	
Communities the site integrate	
with existing	
communities?	
ECONOMY	
Deprivation Does it address AMBER = Not within or adjacent	to the 40%
(Cambridge) pockets of income most deprived Super Output Area	
and employment Cambridge according to the Inde	X OI
deprivation Multiple Deprivation 2010.	
particularly in	
Abbey Ward and	
Kings Hedges?	
Would allocation	
result in	
development in	
deprived wards of	
Cambridge?	
Shopping Will it protect the GREEN = No effect or would sup	nort the
	•
shopping vitality and viability of existing cer	11105
hierarchy,	
supporting the Development would have no effe	
vitality and viability vitality or viability of existing cent	
vitality and viability of Cambridge, vitality or viability of existing centre indicator is likely to apply particul	
vitality and viability vitality or viability of existing cent	
vitality and viability of Cambridge, vitality or viability of existing centre indicator is likely to apply particul	

Accessibility	nearest main	
Accessionity	employment	16.3km ACF form centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Ounties	level of investment	sufficient
	in key community	Sumolent
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	738m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.6km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	<b></b>	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	Le theory I Poly	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Quetainalit	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Tatal score of 14
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		233m ACF from the centre of the site to the
		nearest bus stop
Frequency of		R = Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport journey time to		29 minutes from Guilden Morden to
City Centre		Cambridge.
Distance for		G = 5km  to  10km  (4)
cycling to City		
Centre		8.29km ACF from the centre of the site to
Contro		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,891m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

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

			· · · · · · · · · · · · · · · · · · ·
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		
			network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	Are there trees on		AMBER = Any adverse impact on protected
IFO			
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		The site includes a protected barren abortout
	by a Tree		The site includes a protected horse chestnut
	Preservation Order		tree.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			0
			development process.
	TOWNSCAPE AND C	ULIUKAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Development of the site would result in the
	character?		encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and
			would also change the rural character of this
			wooded and enclosed area of the village.
			Development of this site would have a
1	1		Development of this site would have a

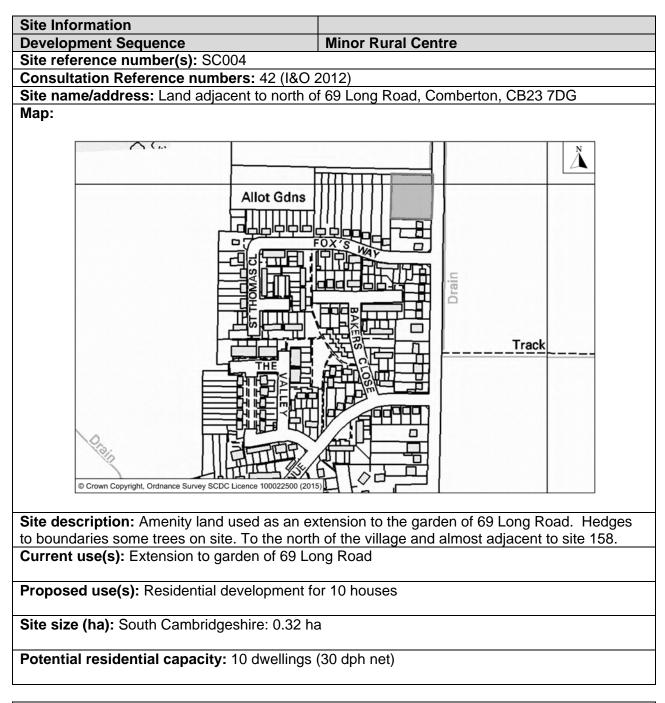
		significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.

Renewables	Will it support the		AMPER - Standard requirements for
Reliewables	use of renewable		AMBER = Standard requirements for renewables would apply
	energy resources?		Tenewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	13 SILE AL 11000 115K :		
			The majority of the site is Flood Zone 1.
			There are small areas of Flood Zones 2, 3a
			and 3b along the eastern boundary, part of
			the southern boundary and also running
			east-west across the centre of the site.
HUMAN HEAL	TH AND WELL BEING	; ;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
• •	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.4km ACF from centre of the site to
			Bsssingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		129m ACF from centre of the site to land
	teenagers?		east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
<b>D</b> 1 -	Showpeople?		0 (00
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		226m from nearest centre ACF
	centre?		(Bassingbourn, High Street)
Distance: City	How far is the site		R = >800m
Distance: City Centre	from edge of		R = >00011
Centre	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health		
	centre or GP		487m ACF from centre of site to The
	service?		Surgery, Bassingbourn
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		
	services and		New facilities or improved existing facilities
	facilities including		are proposed of minor benefit. The promoter
	health, education		has indicated that the site will include a
	and leisure (shops,		relocated Spar shop with public car park.
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to

Facilities	and enable	the loss of any community facilities or
	engagement in community activities?	replacement / appropriate mitigation possible.
	activities?	New village hall is proposed.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
5001011	communities?	
ECONOMY	Deee it eddrees	AMDED Not within an adjacent to the 400/
Deprivation (Cambridge)	Does it address pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The indicator is likely to apply particularly to sites
	of Cambridge, town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.3km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
Employment	Mould	Business Park)
Employment - Land	Would development result	G = No loss of employment land / allocation is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.

<b>–</b> :		
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	<b>.</b>
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	628m ACF from centre of site to
		Bassingbourn Community Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
Control		0.5km ACF from centre of site to
TRANSPORT		Bassingbourn Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 16
	consider access to	
	and quality of	UPDATE: Score updated from 18 to 16 to
	public transport,	reflect total of the scores below.
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
		GG = VVIIIIIII 400III (6)
stop / rail		
station		251m to nearest bus stop ACF
- ,		(Bassingbourn, The Limes)
Frequency of		RR= Less than hourly service (0)
Public		
Transport		Less than hourly service (127 service)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		20-25 Minutes (Bassingbourn, The Limes to
City Centre		Royston, Bus Station)
Distance for		GG = Up  to  5km (6)
cycling to City		,
Centre		4.44km ACF to Royston
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,619m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
400G92	•	
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.

	where there is available capacity?	Minor negative effects incapable of mitigation. Access constraints - the promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

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

	fragmentation,	mitigation
	enhance	muyauon
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	
	Plan targets, and maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected	51
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	Notitud immediation footunes noteined
	and access to	Neutral impact (existing features retained,
	green infrastructure?	or appropriate mitigation possible). Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
LANDSCAPE,	TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		landscape character). Assumptions for a neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
		Development would have an adverse
		impact on Green Belt purposes regarding
		the setting, scale and character of
		Comberton by increasing the footprint of the
		village and so causing a loss of rural
		character. Development of this site would
		extend the linear estate housing of Long
		Road further to the north into open
		countryside with a strong rural character
		away from the village centre. Development
		would have some adverse effect on the landscape setting of Comberton but this is
		capable of mitigation given the small size of
		the site and its robust landscaping.
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Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
			Development unlikely to affect the townscape character of Comberton given
			the small size of the site and its robust
			landscaping.
Green Belt	What effect would		AMBER = negative impact on Green Belt
Ciccil Doll	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings, registered parks		mitigation can be achieved through the development process.
	and gardens and		development process.
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk
			Site in Flood Zone 1 and no drainage issues
			that cannot be appropriately addressed.
HUMAN HEAL	H AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6km ACF from centre of the site to
Distance: Dist	How for is the		Comberton Recreation Ground.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space		

	for children and	652m ACF from centre of the site to
		Comberton Recreation Ground.
	teenagers?	
Gypsy & Traveller	Will it provide for	AMBER = No Impact
Taveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	D 000
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	1,020m from the centre of the site to the
	centre?	main cross roads, a central point in the
		village surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
	centre or GP	796m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	

	dovelopmentin	
	development in deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	vitality and viability of existing centres
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.2km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
Education	Is there sufficient	require mitigation.
Education	education	GREEN= Non-residential development / surplus school places
Capacity	capacity?	301 pius 301 001 piaces
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	641m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Comberton
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station		0 = Within 800m (3) 622m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 6.24km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,362m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC079	
Site name/address: 40 - 48 West Street, Com	perton
Street adjoining fields to the west, north and ear frontage to West Street is wooded. Adjoins sites <b>Current use(s):</b> Field <b>Proposed use(s):</b> 27-30 residential houses	h trees to the north of houses fronting onto West s. Pond on the southern part of the site. Street
Site size (ha): South Cambridgeshire: 1.42 ha.	
Potential residential capacity: 29 dwellings (3	0 dph)

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

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

	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		5
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Noutral impact (ovicting factures retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	OWNSCAPE AND CU	LTURAL HE	
Landscape	Will it maintain and enhance the		AMBER = negative impact on landscape character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			The site falls within an area where
			dovolopment would have an adverse impact
1			development would have an adverse impact
			on Green Belt purposes. Development
			on Green Belt purposes. Development would cause a loss of part of the area of
			on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a
			on Green Belt purposes. Development would cause a loss of part of the area of
			on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which
			on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location.
			on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect
Townscopo	Will it maintain and		on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and		on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape
Townscape	enhance the		on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape			on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape
Townscape	enhance the diversity and		on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape character, incapable of mitigation.

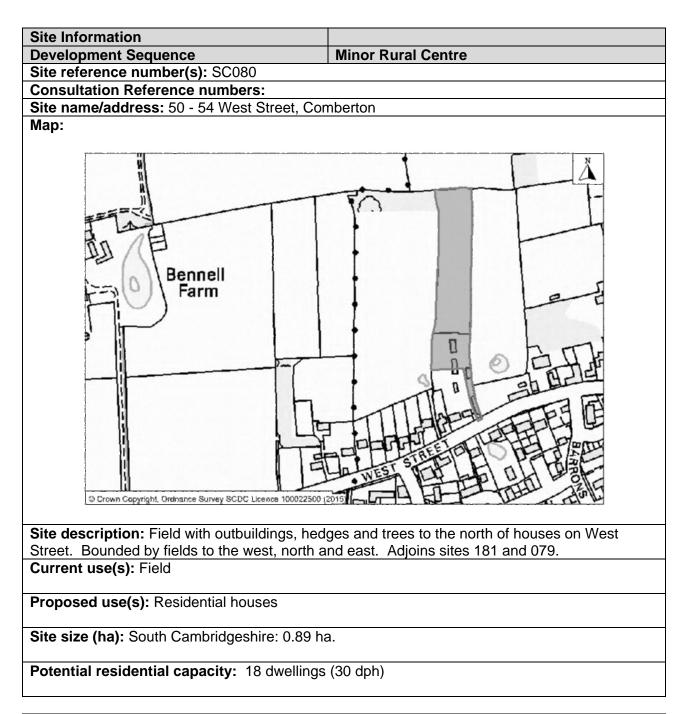
Green Belt	through appropriate design and scale of development? What effect would the development of this site have on Green Belt	Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton. AMBER = negative impact on Greenbelt purposes
Heritage	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAN	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	HAND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to
		Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
1 dointies	for children and	477m ACF from centre of the site to Skate
	teenagers?	Park at Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	266m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	424m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
Intogration with	How well would the	development.
Integration with		AMBER = Adequate scope for integration
Existing Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Samonago)		

		Y
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Cambridge? 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 -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	5.3km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being
		addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 628m ACF from centre of site to Meridian Primary School, Comberton.

Distance	Line for the	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary School	nearest secondary school?	provide new)
SCHOOL	SCHOOL?	0.5km ACF from centre of site to Comberton
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score	mechanism has	
(SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		
		214m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public Transport		
Public transport		G = 21 to 30 minutes (4)
journey time to		
City Centre		23 Minutes from Comberton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		7.34km ACF from the centre of the site to
Centre		
Distance:	How far is the site	Cambridge Market. R = >800m
Railway Station	from an existing or	
rtainitay otation	proposed train	8,134m ACF from centre of the site to
	station?	Foxton Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on West Street would be acceptable to the
		Highway Authority. The proposed site is
		acceptable in principle subject to detailed
Non-Car	Will it make the	design. AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	

or cycling facilities?	
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LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

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

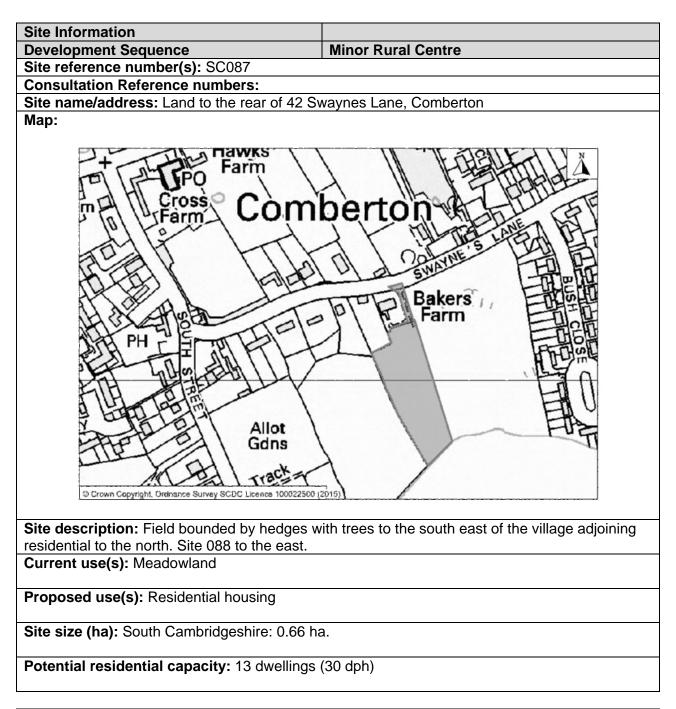
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	maintain connectivity between green infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and		AMBER = negative impact on landscape character, incapable of mitigation.
Townscape	distinctiveness of landscape character? Will it maintain and		Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape
Townscape	enhance the diversity and		character, incapable of mitigation.
	distinctiveness of townscape character, including through appropriate design		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development would cause a loss of part of the area of long gardens, and small fields

	and scale of		which form a soft edge to the village. It
	development?		would also introduce development in depth
			north of West Street in the part of the village
			which retains its linear nature in this
			location. Development would have an
			adverse effect on the townscape of
			Comberton.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
Tiemage	enhance sites,		within the setting of such sites, buildings
	features or areas of		
			and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		Miner Nevetive langest on historie Assets
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) – site
	conservation		forms a part of the setting of a nearby Listed
	areas, listed		Building. Archaeological potential will
	buildings,		require further information but the
	registered parks		assumption for a neutral impact is that it is
	and gardens and		likely appropriate mitigation can be
	scheduled		achieved through the development process.
	monuments)?		
<b>CLIMATE CHA</b>	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Site in Flood Zone 1 and no drainage issues
			that cannot be appropriately addressed.
	H AND WELL BEING	<u> </u>	that cannot be appropriately addressed.
Open Space	Will it increase the	•	GREEN = Assumes minimum on-site
Open Opace			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Distant	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.5km ACF from centre of the site to
			Comberton Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		523m ACF from centre of the site to Skate
	teenagers?		Park at Comberton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact.
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	accommodation		
	noode of Gynaica	the second s	
	needs of Gypsies		
	needs of Gypsies and Travellers and Travelling		

	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	314m from the centre of the site to the main
	centre?	cross roads, a central point in the village
	oonino.	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
•••••	centre or GP	456m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	The site lies to the rear of an area
	communities?	characterised by linear development, away
		from the street frontage.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	

		<u> </u>
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.4km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntoo	level of investment	sufficient
	in key community	Cambion
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	DIDAUDANU?	
		within the zone were to be developed. The
		sewerage network is at capacity and will
<b>F</b> alses Cara	Le there exiting and	require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	here <b>(f</b> ) along the second second second second
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	678m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
-	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	I manoport (at eage	

	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		190m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.39km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,150m ACF from centre of the site to
	station?	Foxton Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
//000000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	gatori.
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highway Authority has concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site. The
		access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed. The Highway Authority
		believes that this site could be fed from the
		access to site number 079
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	stariliantian of	asterwarded area
	sterilisation of economic mineral	safeguarded area.
	reserves?	
POLLUTION	162617623	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the sites result in an	impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	GREEN = No adverse effects or capable of full mitigation.
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development	AMBER = Development would have a negative impact on existing features or

Γ			
	reduce habitat fragmentation,		network links but capable of appropriate mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity		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.
	between green infrastructure)?		
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	L TOWNSCAPE AND C		
Landscape	TOWNSCAPE AND C         Will it maintain and         enhance the         diversity and         distinctiveness of         landscape         character?	ULTURAL HI	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and		RED = Significant negative impact on

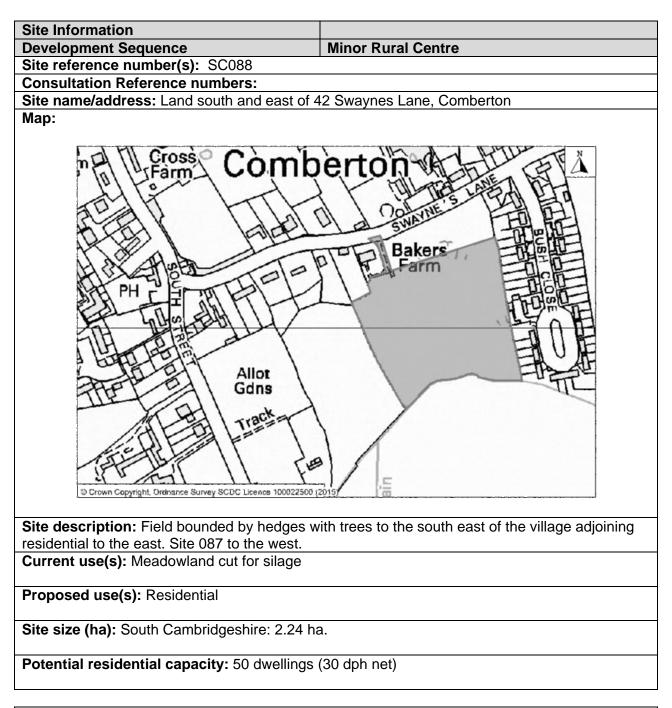
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape character of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

CLIMATE CHAI Renewables Flood Risk	NGE Will it support the use of renewable energy resources? Is site at flood risk?		Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
			Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	; ;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space for children and teenagers?		500m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance:	How far is the site		A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?		409m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 762m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local		AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and		No facilities lost, and no new facilities

r		
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.9km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.

	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN = Non-residential development /
Capacity	education	surplus school places
	capacity?	
	oupdony.	Insufficient apera school consoity but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
2		
School	school?	450m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary		provide new)
-	nearest secondary	
School	school?	
		0.9km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
	M/hottype of evolo	DED No evolver provision or a sucle land
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
-		
	routes are	less than 1.5m width with medium volume of
	routes are accessible near to	less than 1.5m width with medium volume of
	accessible near to	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local
	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	accessible near to the site? Is there High	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. RED = Service does not meet the
	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.
	accessible near to the site? Is there High Quality Public	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. RED = Service does not meet the requirements of a high quality public
	accessible near to the site? Is there High Quality Public Transport (at edge	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. RED = Service does not meet the
HQPT	accessible near to the site? Is there High Quality Public Transport (at edge of 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. RED = Service does not meet the requirements of a high quality public transport (HQPT)
HQPT	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring	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. RED = Service does not meet the requirements of a high quality public
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has	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. RED = Service does not meet the requirements of a high quality public transport (HQPT)
HQPT	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport Score (SCDC)	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.
HQPT Sustainable Transport Score (SCDC) Distance: bus	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport Score (SCDC)	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Iess 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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4)
HQPT Sustainable Transport Score (SCDC) Distance: bus	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Iess 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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	<ul> <li>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.</li> <li>RED = Service does not meet the requirements of a high quality public transport (HQPT)</li> <li>AMBER = Score 10-14 from 4 criteria below</li> <li>Total score of 14.</li> <li>G = Within 600m (4)</li> <li>408m ACF from the centre of the site to the nearest bus stop.</li> </ul>
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	<ul> <li>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.</li> <li>RED = Service does not meet the requirements of a high quality public transport (HQPT)</li> <li>AMBER = Score 10-14 from 4 criteria below</li> <li>Total score of 14.</li> <li>G = Within 600m (4)</li> <li>408m ACF from the centre of the site to the nearest bus stop.</li> </ul>
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	<ul> <li>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.</li> <li>RED = Service does not meet the requirements of a high quality public transport (HQPT)</li> <li>AMBER = Score 10-14 from 4 criteria below</li> <li>Total score of 14.</li> <li>G = Within 600m (4)</li> <li>408m ACF from the centre of the site to the nearest bus stop.</li> </ul>
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2)
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public	accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	<ul> <li>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.</li> <li>RED = Service does not meet the requirements of a high quality public transport (HQPT)</li> <li>AMBER = Score 10-14 from 4 criteria below</li> <li>Total score of 14.</li> <li>G = Within 600m (4)</li> <li>408m ACF from the centre of the site to the nearest bus stop.</li> </ul>

journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.89km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	7,640m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	stariliantian of	asterwarded area
	sterilisation of economic mineral	safeguarded area.
	reserves?	
POLLUTION	TESEIVES!	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY	,	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated	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	sites) Would development	AMBER = Development would have a negative impact on existing features or

1	1		
	reduce habitat fragmentation, enhance		network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		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.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	(TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the</li> </ul>
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton. RED = Significant negative impact on

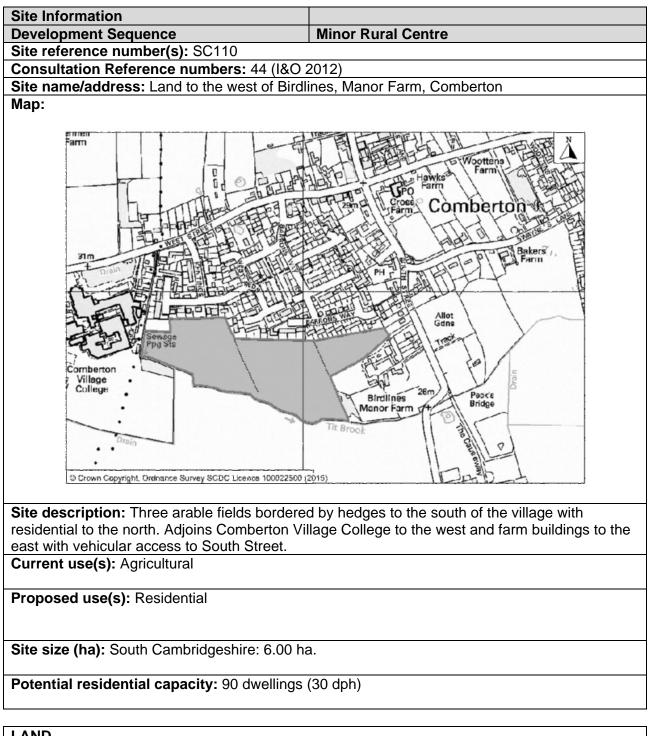
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape character of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

CLIMATE CHAI Renewables Flood Risk	NGE Will it support the use of renewable energy resources? Is site at flood risk?		Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
			Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	; ;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space for children and teenagers?		487m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance:	How far is the site		A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?		438m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 768m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local		AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and		No facilities lost, and no new facilities

r	<b>1 .</b>	
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
lists suggi sug		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shanning		CREEN - No offect or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	<b>-</b>
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.8km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Junico	level of investment	sufficient.
	in key community	Minor I Itilition Infractivistics increases
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.

	1	
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	le there cufficient	
	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	100m AOE from a subscription of site to Maxidian
School	school?	428m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		• •
	Le the and Librah	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		401m ACF from the centre of the site to the
		nearest bus stop.
		R = Hourly service (2)
Frequency of		
Frequency of Public		 (_)
Public		 (_)
Public Transport		
Public		G = 21 to 30 minutes (4)

journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	7,645m ACF from centre of the site to Foxton Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The
		access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the	 AMBER = No impacts
racillues	transport network safer for public transport, walking or cycling facilities?	



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

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

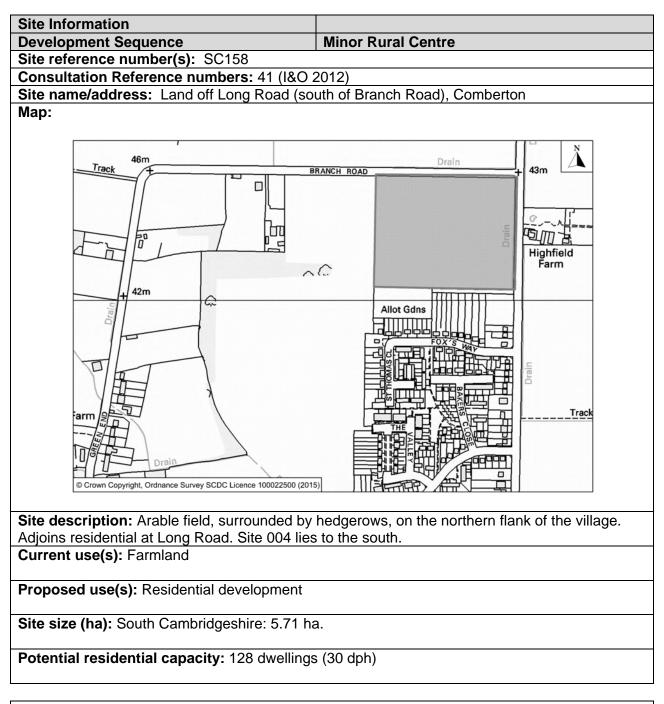
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected by a Tree		The TPO indicated on site is for a
	Preservation Order		woodland, this is not present on the 2008
	(TPO)?		data set, however there are what appear to
	(		be significant treed boundaries and blocks
			of trees within the site which need to be
			accommodated using current best practice
			and guidance unless detailed tree surveys
			prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		
	green infrastructure?		
			FRITAGE
Landscape	Will it maintain and	OETORAE III	AMBER = negative impact on landscape
Landodapo	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			Development would have an adverse
			impact on Green Belt purposes regarding
			the setting, scale and character of
			Comberton by increasing the footprint of the
			village, and by the development of land
			important to the setting and character of the
			village. The site rises gently to the north
			from Tit Brook and is visible in places from the southern approach to the village from St
			Mary's Church. The enclosed field forms a
			zone of transition between the large arable
			fields to the south and the village and
			separate the church from Comberton, which
			is an unusual feature of the village.
	1		is an anasaan catare or the village.

			Development of the site would have an
			adverse effect on the landscape setting of
- -			Comberton.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Miner Managing Jacobies ( days lange and
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		loss of separation between modern
	appropriate design and scale of		development and historic settlement in views from the south.
			views from the south.
Green Belt	development? What effect would		AMPED pagative impact on Croon Balt
Green Beit			AMBER = negative impact on Green Belt
	the development of this site have on		purposes
	Green Belt		
Horitago	purposes? Will it protect or		AMBER = Site contains, is adjacent to, or
Heritage	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation.
	archaeological, or		impacts capable of appropriate mitigation.
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adverse effect on backdrop and open rural
	areas, listed		functional settings of listed building,
	buildings,		farmstead and moated site at Birdline
	registered parks		Manor (Listed Grade II 60 metres away).
	and gardens and		Adverse effect on Comberton St Marys CA
	scheduled		and setting of Church group including
	monuments)?		Church (Listed Grade I) which is 350 metres
	monuments):		away due to the loss of separation between
			modern development and historic
			settlement in views from the Church. A
			reduced site restricted to the northwest
			corner would mitigate these impacts.
CLIMATE CHA	NGE		corrier would mitigate these impacts.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Site in Flood Zone 1 and no drainage issues
			that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		· · · · · · · · · · · · · · · · · · ·
Facilities	sports facilities?		0.7km ACF from centre of the site to

		Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
T acilities	for children and	797m ACF from centre of the site to Skate
	teenagers?	Park at Comberton Recreation Ground.
GUDGV 8	Will it provide for	
Gypsy & Traveller	the	AMBER = No Impact
Traveller	accommodation	No offect on pitch or plat provision
		No effect on pitch or plot provision.
	needs of Gypsies and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 800m
		450m from the control of the site to the main
Local Centre	District or Local	452m from the centre of the site to the main
	centre?	cross roads, a central point in the village
Distance: Office	How for in the site	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	D 000m
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	847m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
<b>0</b> i	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
late anot's a		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Deep it eddress	 AMDED Not within an adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
-	employment	5.5km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Mineral Hillician Infrantsuctions increases and
	services and	Minor Utilities Infrastructure improvements
	infrastructure, including	required, but constraints can be addressed. There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
Diatangai	Llow for is the	VC.
Distance:	How far is the	R = >800m
Primary School	nearest primary school?	825m ACF from centre of site to Meridian
	501001?	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Comberton
	1	

		Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus		GG = Within 400m (6)
stop / rail station		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		<ul><li>G = 21 to 30 minutes (4)</li><li>23 Minutes from Comberton to Cambridge.</li></ul>
Distance for cycling to City Centre		G = 5km to 10km (4) 7.44km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,678m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

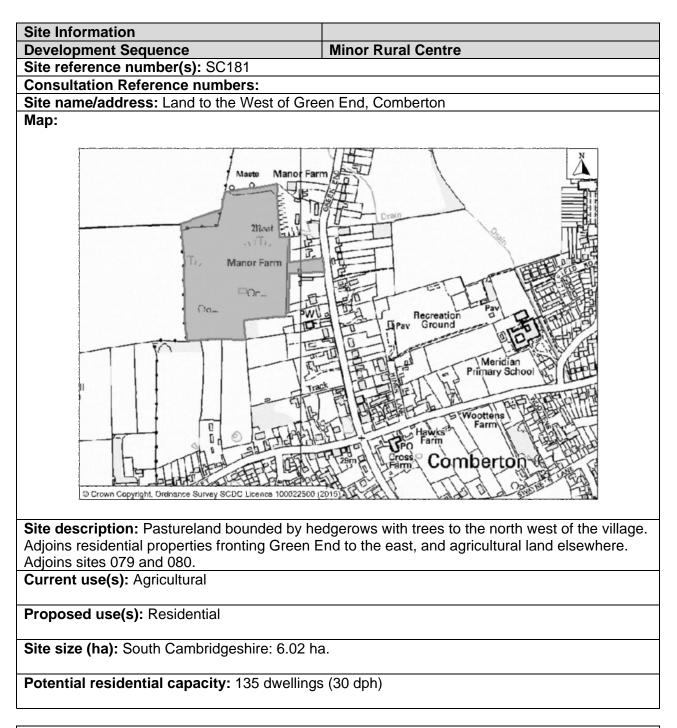
	starilization of	
	sterilisation of economic mineral	safeguarded area.
	reserves?	
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an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

	fragmentation,		mitigation.
	enhance		mugauon.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	maintain connectivity between green infrastructure)?		
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton. UPDATE: Score changed from Green to
Townscape	Will it maintain and enhance the diversity and distinctiveness of		Amber to reflect the impact on Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	1		
	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHA</b>			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 717m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,072m from the centre of the site to the
	centre?	main cross roads, a central point in the
		village surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
	centre or GP	781m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Chapter	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Dovelopment would have no offect or
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The

Quatainabla	Cooring	AMPER - Coord 10 14 from 4 oritoria holow
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		755m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.31km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,461m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on Long Road would be acceptable to the
		Highway Authority. The proposed site is
		acceptable in principle subject to detailed
		design.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

Minorala	\\//ill_i4i=	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	inipaci.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	USES.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
0 1 1 1	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	Development not on land likely to be contaminated
Water	Will it protect and	GREEN = No impact / Capable of full
valei	where possible	mitigation
	enhance the quality	magaaon
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
		included within a protection zone.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated). Ecological
	geodiversity?	value of ponds and site should be
	(Including	investigated prior to development.
	International and	
	locally designated	
Die die se vertit	sites)	
Biodiversity	Would	AMBER = Development would have a

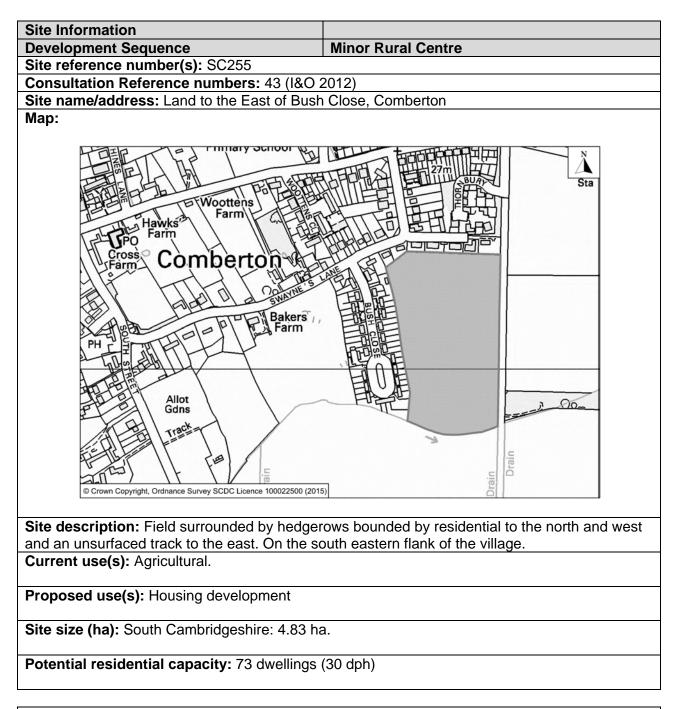
	development reduce habitat fragmentation, enhance		negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	<b>FOWNSCAPE AND C</b>	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Adverse impact on Green Belt purposes. The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties
-			fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		<ul> <li>AMBER = negative impact on townscape character, incapable of mitigation.</li> <li>Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation).</li> <li>Development of this site would also</li> </ul>

lopment behind the
perties fronting
ave an adverse
of Comberton.
ct on Greenbelt
adjacent to, or
sites, buildings
tial for significant
ble of appropriate
sie of appropriate
act on historic
sfactory mitigation).
backdrop and
tings of Manor and
d Grade II, which
ne site. Non-
site – Former
dge and furrow
agriculture survive
eld systems
ieval village.
era mager
irements for
/ low risk
no drainage issues
5
tely addressed.
mum on-site
n standards is
e provision
of the site to
Ground.
f the site to Skate
eation Ground.
provision.

	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	// = +00 000m
Local Centre	District or Local	437m from the centre of the site to the main
Local Ochile	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
0011100	centre or GP	226m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	callolactory magaalon proposed/i
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The site is a large area of backland
		development in a part of the village
		characterised by linear development.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	

		<b>B</b> 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	5.2km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		•
Education	la thara aufficient	require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		Current spare capacity at the local primary School. Secondary places deficit is being
		Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new
		Current spare capacity at the local primary School. Secondary places deficit is being
		Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new
Distance:	How far is the	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton
		Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m
Primary	nearest primary	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian
Primary School	nearest primary school?	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school?	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary school? What type of cycle	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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
Primary School Distance: Secondary School <b>TRANSPORT</b> Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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.

	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria.
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance hus	four criteria below.	C = Within COOm (4)
Distance: bus		G = Within 600m (4)
stop / rail station		430m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.25km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	8,328m ACF from centre of the site to
Station	proposed train station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
/	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - no direct
		access link to the public highway.
		Uncertainty regarding effect on Green End.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

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

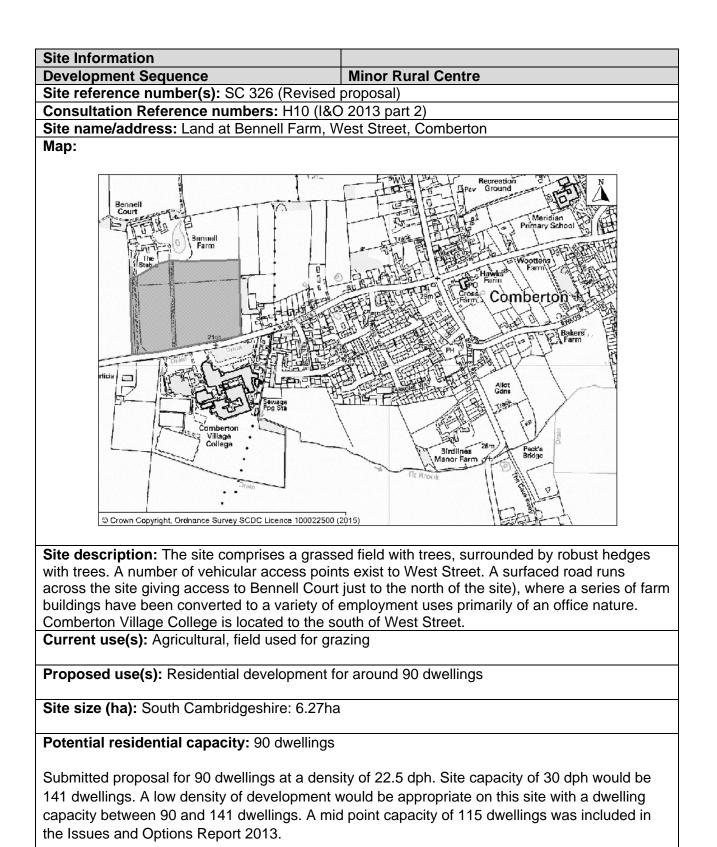
	fragmontation		mitigation
	fragmentation, enhance		mitigation.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	Plan targets, and maintain connectivity between green infrastructure)?		
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements).
	character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the Byway which extends to the south should be mitigated.

Townsoons	Will it maintain and	GREEN = No impact (generally compatible,
Townscape	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	improvements)
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
		achieved through the development process.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
Croon Doit	the development of	purposes
	this site have on	palpooo
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting.
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process. Adverse effect on
	and gardens and	Comberton St Marys Conservation Area
	scheduled	and setting of Church group including
	monuments)?	Church (Listed Grade I) due to the
		prominence of the site in the foreground in
		views from the footpath and land to
		southeast of the site. Impact could be
		mitigated by restricting development to the
		northern part of the site.
CLIMATE CHA	-	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	Site in Flood Zone 4 and no drainage issues
		Site in Flood Zone 1 and no drainage issues
	│ [H AND WELL BEING	that cannot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite.
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
		Comberton Recreation Ground.
	How far is the	AMBER = 400 - 800m
Distance: Play		

Facilities	nearest play space	
T donnes	for children and	562m ACF from centre of the site to
	teenagers?	Comberton Recreation Ground.
Gypsy &	Will it provide for	 AMBER = No Impact
Traveller	the	
Travener	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = +00 - 000m
Local Centre	District or Local	645m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Ochire	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	R =>800m
OCIVICC	centre or GP	897m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
T domines	of key local	satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 donidoo	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	r
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	F F
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	

Image:		regult in	
deprived wards of Cambridge?         GREEN = No effect or would support the vitality and viability of existing centres.           Shopping         Will it protect the shopping         GREEN = No effect or would support the vitality and viability of existing centres.           Nearchy, 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 to centre?         RED = >3Km           Land         Would         G = No loss of employment land / allocation is for employment land, or deliver new employment land, or new schole and?         GREEN = Existing infrastructure likely to be sufficient.           Utilities         Will it improve the level of investment in key community services and infrastru		result in	
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. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses local centres?           Employment - Accessibility         How far is the nearest main employment result in the loss of employment land, or deliver new employment land?         RED = >3km           Utilities         Would         G = No loss of employment land / allocation is for employment land / allocation or deliver new employment land?           Utilities         Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including         GREEN = Existing infrastructure likely to be sufficient.           Education Capacity         Is there sufficient education capacity?         GREEN = Existing infrastructure improvements required, but constraints can be addressed. Utilities Infrastructure and broadband?           Education Capacity?         Is there sufficient education capacity?         GREEN = Non-residential development / surplus school capacity but potential for improvement to meet needs. Current spare capacity and will require mitigation.           Distance: Primary School         How far is the nearest primary school?         A = 400 - 800m           Distance: Primary School?         How far is the nearest secondary school?         A = 1 to 3 km           Distance: Primary School?			
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Primary Schoolnearest primary school?475m ACF from centre of site to Meridian Primary School, Comberton.Distance: Secondary SchoolHow far is the nearest secondary school?A = 1 to 3 kmDistance: Secondary School1.2km ACF from centre of site to Comberton Village College.TRANSPORTFrom centre of site to Comberton Village College.	Distance:	How far is the	
School       school?       475m ACF from centre of site to Meridian         Distance:       How far is the       Primary School, Comberton.         Secondary       nearest secondary       A = 1 to 3 km         School       1.2km ACF from centre of site to Comberton         Village College.       Village College.			
Distance:     How far is the     A = 1 to 3 km       Secondary     nearest secondary     1.2km ACF from centre of site to Comberton       School     1.2km ACF from centre of site to Comberton       TRANSPORT	•		475m ACF from centre of site to Meridian
Distance:       How far is the       A = 1 to 3 km         Secondary       nearest secondary       1.2km ACF from centre of site to Comberton         School       1.2km ACF from centre of site to Comberton         TRANSPORT			
School     school?     1.2km ACF from centre of site to Comberton Village College.       TRANSPORT	Distance:	How far is the	
School     school?     1.2km ACF from centre of site to Comberton Village College.       TRANSPORT	Secondary	nearest secondary	
TRANSPORT			1.2km ACF from centre of site to Comberton
			Village College.
Cycle Routes   What type of cycle RED = No cycling provision or a cycle lane		I	
	Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distances have	four criteria below.	(0) Within (0)
Distance: bus stop / rail		GG = Within 400m (6)
station		326m ACF from the centre of the site to the
olation		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.60km ACF from the centre of the site to
Distance:	How far is the site	Cambridge Market. R = >800m
Distance: Railway	from an existing or	N = 2000111
Station	proposed train	7,536m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	-
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. It is not
		possible to provide safe highway access to
		the site and it is not linked to the adopted
		public highway.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



A lower figure of 90 dwellings has been included in the Proposed Submission Local Plan. This reflects that a substantial part of the site will be used to provide a community football pitch with changing rooms, and car parking to serve both the community and Comberton Village College.

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
Agricultural	land? Would	AMPER Minor loss of grade 1 and 2 land
Agricultural Land	development lead	AMBER = Minor loss of grade 1 and 2 land.
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	Mould the	ODEEN Minimal national radius d
Air Quality	Would the development of the	GREEN = Minimal, no impact, reduced
	sites result in an	impact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
<b>D</b>	A14?	00000
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	Development not on land likely to be
Moto -		contaminated
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
	<u> </u>	included within a protection zone.
BIODIVERSITY		
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
01165	protected species and protect sites	to, or local area will be developed as greenspace. No or negligible impacts
	designated for	greenspace. No or negligible impacts
	nature	
		1

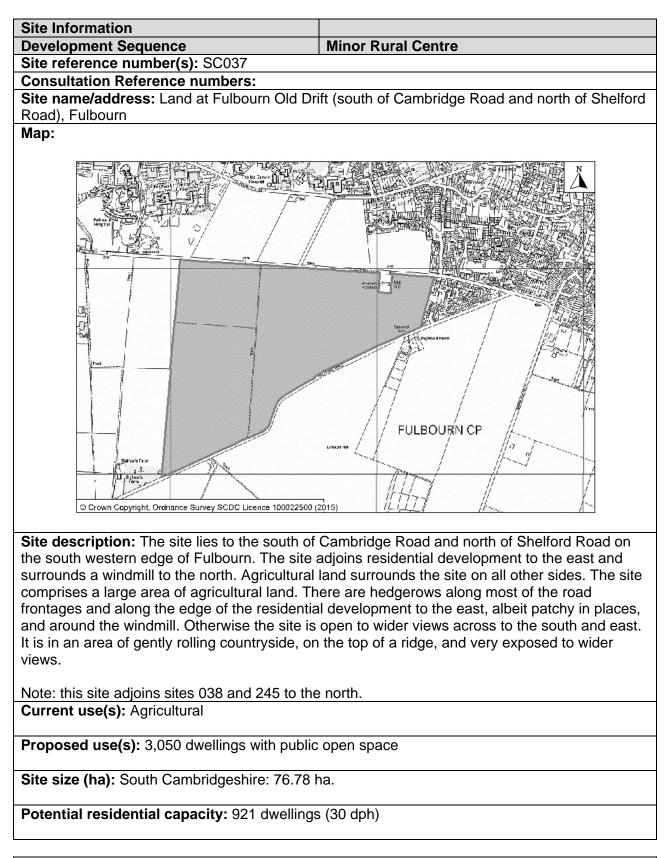
		 1
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation, enhance	mitigation
		Assumptions for a poutral impact are that
	native species, and help deliver habitat	Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	achieved through the development process.
	Plan targets?)	
	Are there trees on	
	site or immediately	
	adjacent protected	
	by a Tree	
	Preservation Order	
	(TPO)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected	
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	GREEN = Development could deliver
Infrastructure	access to wildlife	significant new green infrastructure
	and green spaces,	
	through delivery of	Neutral impact (existing features retained,
	and access to	or appropriate mitigation possible).
	green	Assumptions for a neutral impact include
	infrastructure?	that appropriate design and mitigation
		measures would be achieved through the development process.
	L TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
Landoupo	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		landscape character). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
1	diversity and	local townscape character, or provide minor

	distinctiveness of		improvements)
	townscape		inprovements)
	character?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings or sites, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			I
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk
HUMAN HEAL	H AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new publically accessible open space in the form of a community football pitch.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 902m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

Distance: District or Local Centre Distance: City	and Travellers and Travelling Showpeople?	
District or Local Centre	•	
District or Local Centre	Snowpeople	
District or Local Centre		A 400 000 m
Local Centre	How far is the site	A = 400 - 800m
	from the nearest	CCC-reading and a sector ACC (Correliantes
Distanco: City	District or Local	665m of nearest centre ACF (Comberton,
	centre?	West Street / Barton Road)
•	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	 R = >800m
		R = >00011
Service	nearest health	200m ACE from control of cite to Comborton
	centre or GP	808m ACF from centre of site to Comberton
Kaylaad	service?	Surgery.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
		,
	facilities including	proposed directly as a result of the development.
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
T aciiilles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		Will include changing facilities and car
		parking which will be available to the
		community, and to the Village College which
Integration	How well would the	
-		
•		
	0	
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
(Cambridge)	deprivation in	Multiple Deprivation 2010.
(Cambridge)		
(Cambridge)	Abbey Ward and	
(Cambridge)	Kings Hedges?	
(Cambridge)		
(Cambridge)	Kings Hedges? Would allocation result in	
(Cambridge)	Kings Hedges? Would allocation result in development in	
(Cambridge)	Kings Hedges? Would allocation result in development in deprived wards of	
	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	
(Cambridge) Shopping	Kings Hedges? Would allocation result in development in deprived wards of	GREEN = No effect or would support the
	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = No effect or would support the vitality and viability of existing centres
Deprivation	Does it address pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of

	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
7100000101111	employment	5.75km ACF from centre of site to
	centre?	Cambridge 007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Capacity	capacity?	Insufficient spare school capacity but
	oupdony	potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,054m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0.2km ACE from control of oits to Combertar
		0.2km ACF from centre of site to Comberton Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public

	Transport (at edge	transport (HQPT)
	of site)?	,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 16
	consider access to	
	and quality of	UPDATE: Score changed from 18 to 16 to
	public transport,	reflect total of scores below.
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		070 m to a second base store (Os mb enter
station		270m to nearest bus stop (Comberton,
England and a f		Kentings)
Frequency of Public		R = Hourly service (2)
Transport		Hourly service (18 service)
Public		G = 21 to 30 minutes (4)
transport		0 = 21 10 30  minutes (4)
journey time to		23 Minutes (Comberton, Kentings to
City Centre		Cambridge, Drummer Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.77km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,155m ACF from centre of the site to
	station?	Foxton Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on Long Road would be acceptable to the
		Highway Authority. The proposed site is
		acceptable in principle subject to detailed
Non Cor	Will it make the	design.
Non-Car Facilities	transport network	AMBER = No impacts
	safer for public	
	transport, walking	
	or cycling facilities?	
L		



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

	developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 76.78ha.)
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off- site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact- low to medium risk. The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination.

	the site?	
		Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 1, 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green	<ul> <li>GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links.</li> <li>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.</li> </ul>
ТРО	infrastructure)? Are there trees on site or immediately adjacent protected	GREEN = Site does not contain or adjoin any protected trees
	by a Tree Preservation Order (TPO)?	
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

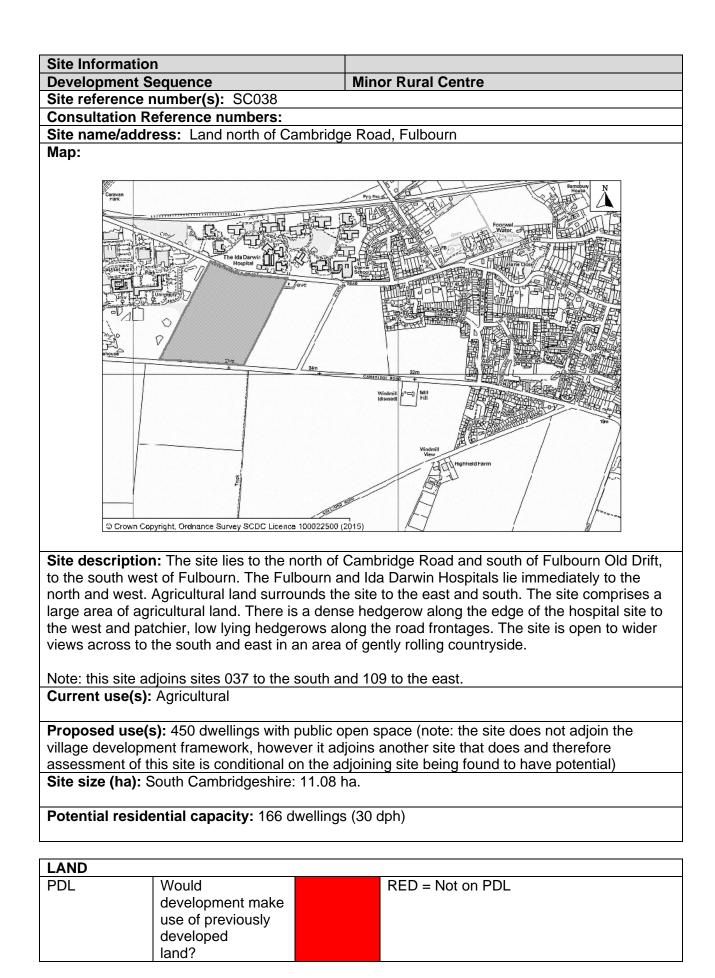
	and access to	or appropriate mitigation possible).
	green	
	infrastructure?	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
		development process.
	TOWNSCAPE AND C	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	<ul> <li>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</li> <li>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.</li> </ul>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>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</li> <li>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area further to the north east. Adverse effect due to loss of important countryside</li> </ul>

	1		
			setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	6	
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?		Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			1.8km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			962m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of

		services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,270m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	•
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The development scale and location of the
		site would create a large extension to the
		village which poorly relates to the existing
		built-up area.
ECONOMY		 
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve

local contrac?		needs of new residents and will not impact
IUCAI CEIILIES?		on other centres.
How far is the		AMBER = 1-3km
		1.2km ACF from centre of site to South
1 2		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Would		G = No loss of employment land / allocation
development result		is for employment development.
in the loss of		
employment land,		
or deliver new		
employment land?		
Will it improve the		GREEN = Existing infrastructure likely to be
level of investment		sufficient.
in key community		
services and		Major utilities Infrastructure improvements
infrastructure,		required, but constraints can be addressed.
including		The electricity, mains water, gas and
communications		sewerage systems will need reinforcement
infrastructure and		to increase capacity.
broadband?		
		AMBER = School capacity not sufficient,
		constraints can be appropriately mitigated
capacity?		
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
		R = >800m
		1 449m ACE from control of oits to Eulbourn
SCHOOL		1,448m ACF from centre of site to Fulbourn Primary School.
How far is the		R = Greater than 3km
-		6.3km ACF from centre of site to Bottisham
3011001:		Village College.
L		
What type of cycle		AMBER = Medium quality off-road path.
routes are		
accessible near to		
the site?		
		GREEN = High quality public transport
Quality Public		service
Transport (at edge		
of site)?		
Scoring		AMBER = Score 10-14 from 4 criteria below
mechanism has		
been developed to		Total score of 13.
consider access to		
and quality of		
public transport,		
and cycling. Scores		
determined by the		
	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	How far is the nearest main employment centre?Image: control of the site centre?Would development result in the loss of employment land, or deliver new employment land?Image: control of the site control of the site control of the site?Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?Image: control of the site control of the siteHow far is the nearest primary school?Image: control of the site control of the siteHow far is the nearest secondary school?Image: control of the site control of the siteWhat type of cycle routes are accessible near to the site?Image: control of the site control of the siteIs there High Quality Public Transport (at edge of site)?Image: control of the site control of the siteScoring mechanism has been developed to consider access to and quality of public transport, and cycling. ScoresImage: control of the site control of the site

	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		690m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		R = 41 to 50 minutes (2)
transport		
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		· · · · ·
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.25km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,593m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	C C
	available capacity?	Minor negative effects incapable of
		mitigation. Capacity constraints - The
		Highway Authority believes that access to
		local road network will potentially have
		capacity and safety constraints (e.g.
		Hospital Roundabout at Cherry Hinton is a
		cluster site). Cherry Hinton Road, Limekiln
		Hill Road and Granhams Road / Babraham
		Road junction likely to need improvements
		to accommodate development traffic.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities.
	safer for public	
	transport, walking	The Highway Authority will require new
	or cycling facilities?	development to provide or contribute to the
		provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in a significant
		improvement to public transport, walking or
		cycling facilities.



Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	AMBER - Minor 1033 of grade 1 and 2 land
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - site is all
	versatile	Grade 2 (11.08 ha.).
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Minoralo	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	impuoti
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m  of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
Foliution	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. The South of the site is bounded by
	receptor or	the busy Cambridge Road and to the North
	generator	Fulbourn Old Drift. Traffic noise will need
	(including	assessment. However residential use is
	compatibility with	likely to be acceptable with careful noise
	neighbouring	mitigation. There are also industrial /
	uses)?	commercial type units to north at Ida Darwin
	00007:	but these are a low to moderate risk in
		terms of adverse noise and cooking odour
		impact as it is understood that the Ida site
		will be developed in near future.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	
		capable of remediation appropriate to proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Detential for minor honofite through
		Potential for minor benefits through remediation of minor contamination. Site is
		adjacent to current industrial / commercial
Water		use and may need investigation. GREEN = No impact / Capable of full
vvalei	Will it protect and	
	where possible	mitigation
	enhance the quality of the water	Development unlikely to effect water quality
	environment?	Development unlikely to affect water quality. The site within Groundwater Source
		Protection Zones 2 and 3 which does not
		rule out development but may influence land
	<u> </u>	use or require pollution control measures.

			Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
LANDSCAPE, 1 Landscape	FOWNSCAPE AND C           Will it maintain and           enhance the           diversity and           distinctiveness of	ULTURAL HI	ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

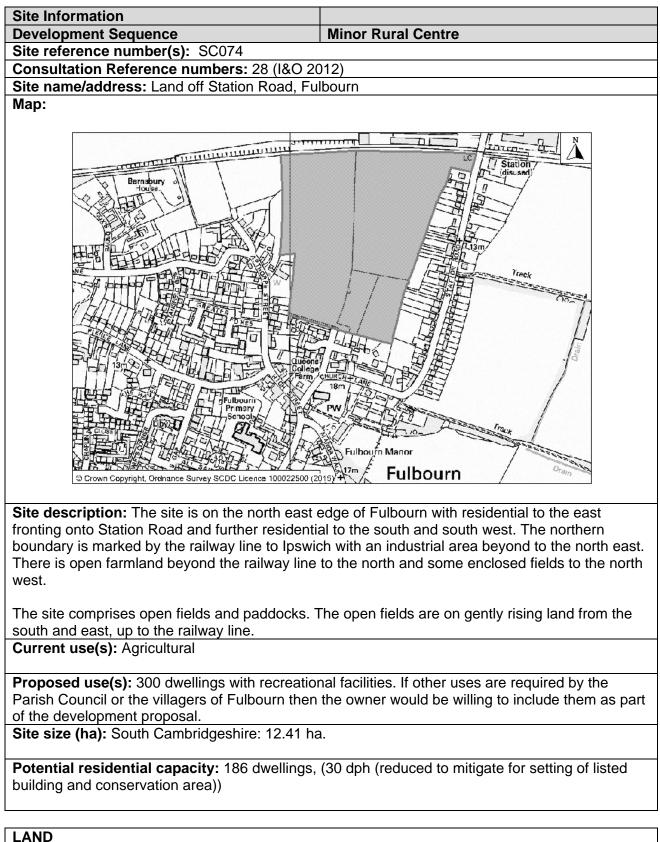
r	1	
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built
Green Belt	What effect would the development of this site have on Green Belt purposes?	area of Fulbourn. RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting of the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.
<b>CLIMATE CHA</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.

HUMAN HEAL	TH AND WELL BEING	6	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km ACF from centre of the site to Teversham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 663m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,392m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

Community Facilities	Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	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. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Poorly related to the existing built-up part of the village, located some distance to the west.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient.

		 · · · · · · · · · · · · · · · · · · ·
	services and infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance:	How far is the	R = >800m
Primary School	nearest primary school?	1,210m ACF from centre of site to Bewick Bridge Primary School, Cherry Hinton.
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	6.0km ACF from centre of site to Bottisham Village College.
TRANSPORT	•	
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 189m ACF from the centre of the site to the
Frequency of		nearest bus stop. G = 20 minute frequency (4)
Public Transport		
Public		R = 41 to 50 minutes (2)
transport journey time to City Centre		50 Minutes from Fulbourn to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.86km ACF from the centre of the site to Cambridge Market.

Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	4,253m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.



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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - Whole
	versatile	of site is grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Winterais	sterilisation of	safeguarded area.
	economic mineral	salegualueu alea.
	reserves?	
POLLUTION	162617623	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	inipaci.
	adverse	Development unlikely to impact on air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A () M ()	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation.
	and vibration	
	problems if the site	Development of the whole site would be
	is developed, as a	likely to suffer from noise pollution from
	receptor or	industrial users and the operational railway
	generator	to the north of the site. Restricting
	(including	development to part of the site and the use
	compatibility with	of noise abatement measures would result
	neighbouring	in mitigation of much of the noise pollution.
	uses)?	Further investigation would be required
		before the site could be allocated and
		developed.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		, , , , , , , , , , , , , , , , , , , ,
		Potential for minor benefits through
		remediation of minor contamination - Site is
		adjacent to current industrial/commercial
		use and railway line and may need
		investigation. This can be dealt with by
		condition.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	CHVITOLIHEHL!	Protection Zone 3 which does not rule out
		development but may influence land use or

BIODIVERSITY			require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		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	sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200 metres)
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, T Landscape	OWNSCAPE AND CU Will it maintain and	LTURAL HE	RITAGE AMBER = negative impact on landscape

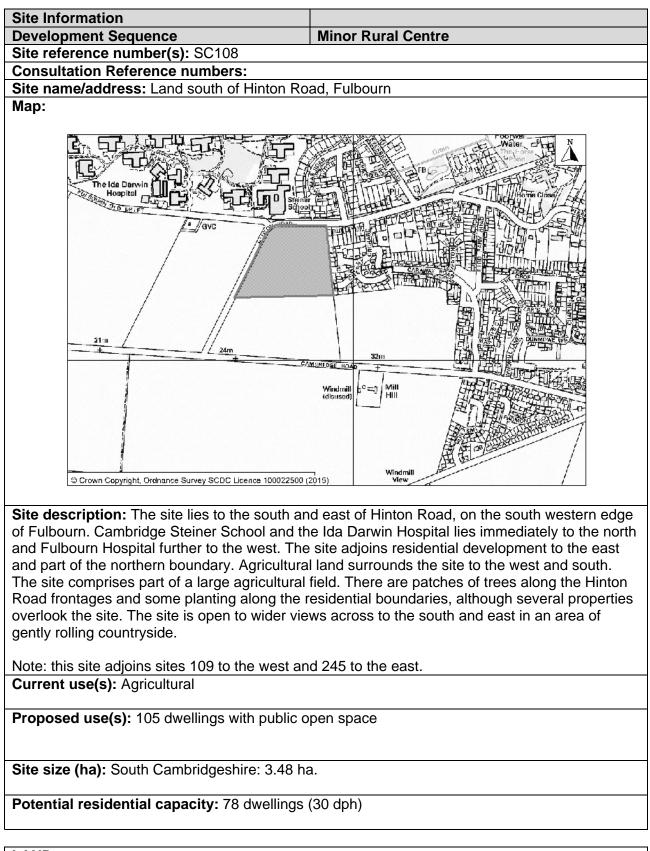
		above the incomplete of with the
	enhance the	character, incapable of mitigation.
	diversity and	Minon Nonotico Impost (Deceloredation
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) - it
		would result in the loss of land that has a
		rural character on this northern edge of the
		village.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of Fulbourn.
	and scale of	
	development?	
Green Belt	What effect would	AMBER = negative impact on Greenbelt
Ereen Bon	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
nentage	enhance sites,	within the setting of such sites, buildings
	-	
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of the
	areas, listed	Conservation Area and the Grade II* church.
	buildings,	.Archaeological potential will require further
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
	monuments)?	development process.
<b>CLIMATE CHAN</b>	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed. A part
		of the western edge of the site is within
		Flood Zones 2 and 3.
HUMAN HEALTH	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Spon Opulo	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
	spaces	
		opportunities for new public open space -

		The promotor has indicated that generate
		The promoter has indicated that generous amounts of open space would be included
		· ·
Distance	How far is the	in the development of the site
Distance:		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.0 km ACE from control of the site to
Facilities	sports facilities?	0.9km ACF from centre of the site to
<b>B</b> I ( <b>B</b> I		Fulbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	775m ACF from centre of the site to
	teenagers?	Fulbourn Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	385m ACF from the centre of the site
Centre	centre?	Fulbourn High Street - a cluster of services
	Centre	and facilities within the village.
Distance: City	How far is the site	
Distance: City		R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	630m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
		possible.
	community activities?	
		No facilities last and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
1 4 4 44		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	1 · · · · · · · · · · · · · · · · · · ·	
	communities?	

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?	<ul> <li>GREEN = No effect or would support the vitality and viability of existing centres.</li> <li>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.</li> </ul>
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 520m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?	<ul><li>R = Greater than 3km</li><li>4.7km ACF from centre of site to Bottisham</li><li>Village College.</li></ul>
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

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

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



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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - site is all
	versatile	Grade 2 (3.48 ha.).
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		ODEEN Minimal no impost reduced
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollation	Odour, light noise	adequate mitigation
	and vibration	adequate mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. The South of the site is bounded by
	receptor or	the busy Cambridge Road and to the North
	generator	Fulbourn Old Drift. Traffic noise will need
	(including	assessment. However residential use is
	compatibility with	likely to be acceptable with careful noise
	neighbouring	mitigation. There are also industrial /
	uses)?	commercial type units to north at Ida Darwin
	,	but these are a low to moderate risk in
		terms of adverse noise and cooking odour
		impact as it is understood that the Ida site
		will be developed in near future.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zones 1 and 2 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.

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

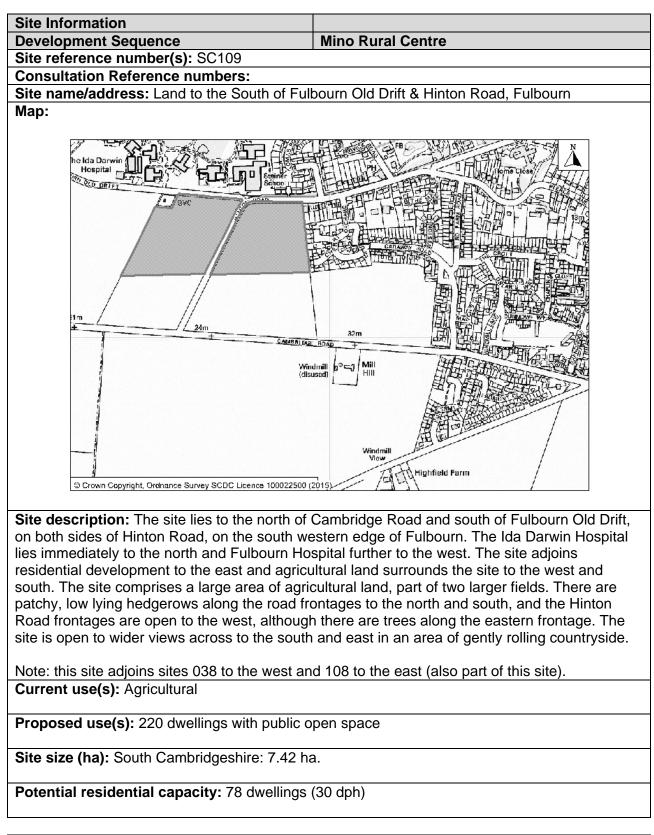
			development in this very visible location.
Townscape Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn. RED = Significant negative impact on
Green Beit	the development of this site have on Green Belt purposes?		Greenbelt purposes
	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable energy resources?	I	renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	accessible open space?	Development would create minor
	op aloo .	opportunities for new public open space as
		the promoter includes open space as part of
		the development.
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.6km ACF from centre of the site to
		Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	345m ACF from centre of the site to land at
	teenagers?	Roberts Way, Fulbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	···· ······ ··· ··· ··· ······
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Over 1,000m ACF from the centre of the
	centre?	site Fulbourn High Street -a cluster of
		services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	910m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No feelities loot, and no new feel???
		No facilities lost, and no new facilities
		proposed directly as a result of the
	Llow wall was defined	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	

	communities?	
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	<ul> <li>G = No loss of employment land / allocation is for employment development.</li> <li>Development would have no effect on employment land or premises.</li> </ul>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site.

<b>F</b> alses of a se	In the second first and	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,097m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	5.7km ACF from centre of site to Bottisham
School	school?	Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
,	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour chierra below.	CC = Within 400m (6)
		GG = Within 400m (6)
stop / rail		296m ACF from the centre of the site to the
station		
Francisco at		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		$\mathbf{D} = 44$ to $50$ minutes (0)
Public		R = 41 to 50 minutes (2)
transport		FO Minutes from Fully sure to O
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.30km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,722m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	

	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - site is all
	versatile	Grade 2 (7.42 ha.).
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
WINCI dis	sterilisation of	safeguarded area.
	economic mineral	Saleguardeu area.
	reserves?	
POLLUTION	16361763	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	impaot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality?	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	adoquato magaaon
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. The South of the site is bounded by
	receptor or	the busy Cambridge Road and to the North
	generator	Fulbourn Old Drift. Traffic noise will need
	(including	assessment. However residential use is
	compatibility with	likely to be acceptable with careful noise
	neighbouring	mitigation. There are also industrial /
	uses)?	commercial type units to north at Ida Darwin
	u363):	but these are a low to moderate risk in
		terms of adverse noise and cooking odour
		impact as it is understood that the Ida site
		will be developed in near future.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination.
	the site?	area with a history of contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
Valei	where possible	mitigation
	enhance the quality	mugadon
	of the water	Dovelopment unlikely to offect water quality
	environment?	Development unlikely to affect water quality. The site within Groundwater Source
	environment?	Protection Zones 1 and 2 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.

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

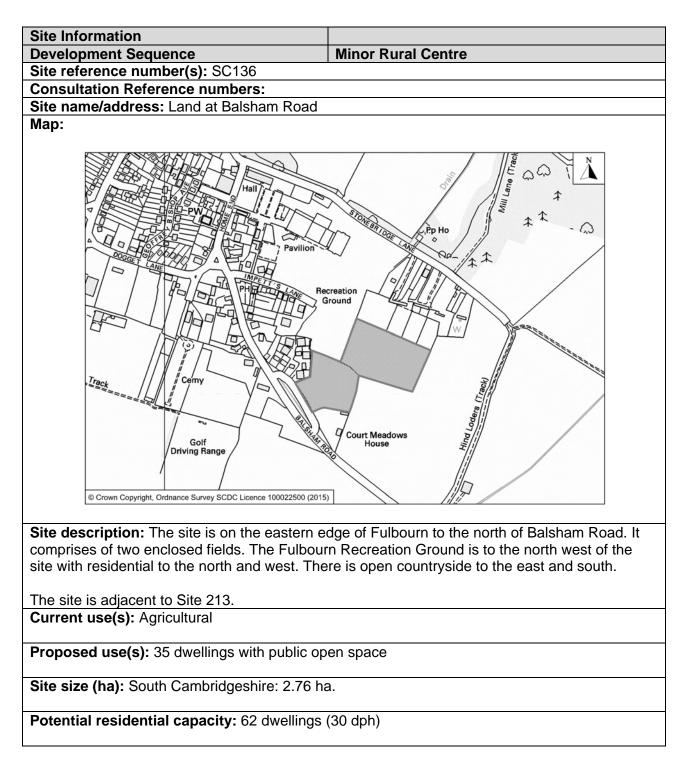
		deviate property in this compositely to the setting
		development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
Townscape	Will it maintain and enhance the diversity and distinctiveness of	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.7km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 377m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,009m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.

		No facilities last and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
•		
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FOONOMY	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
		on other centres.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
Employment	Mould	Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development.
		Development would have no effect on
	employment land, or deliver new	Development would have no effect on
		employment land or premises.
Utilities	employment land?	AMPED Significant ungrades likely to be
Oundes	Will it improve the level of investment	AMBER = Significant upgrades likely to be
		required, constraints capable of appropriate
	in key community	mitigation.
	services and	Major utilition Infrastructure improvements
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed.
		The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,197m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.8km ACF from centre of site to Bottisham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		209m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		, ( - /
Transport		
Public		R = 41 to 50 minutes (2)
transport		······································
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.21km ACF from the centre of the site to
2011.0		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,623m ACF from centre of the site to
Jation	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
700000		
	access to the	identified that cannot be fully mitigated.

	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

[	verectile	nort of aita is grade 2
	versatile	part of site is grade 2.
Minerals	agricultural land? Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
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

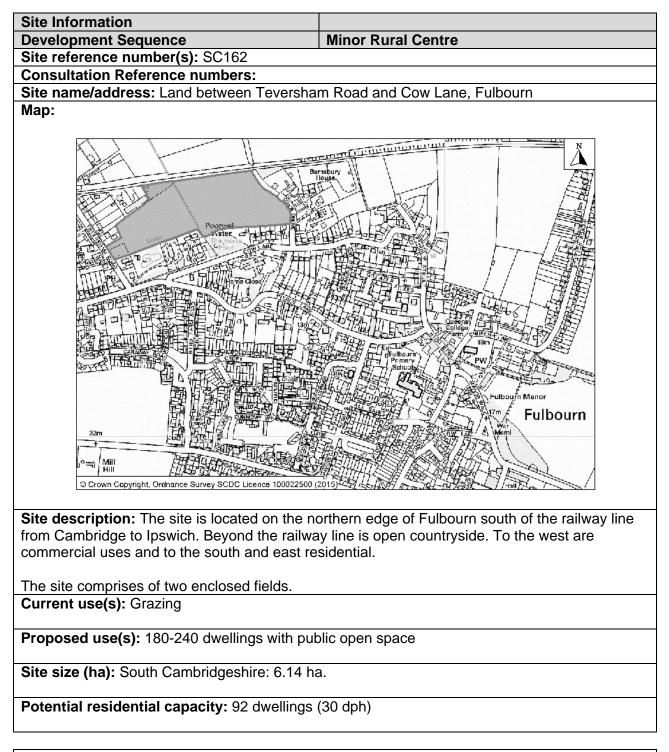
	I .		
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Distanterenty	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugauon
			Assumptions for a noutral impost are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Greatest impact likely to arise through the
	Plan targets, and		loss of open grassland which may be of
	maintain		value as foraging habitat for bats and
	connectivity		badgers. Fulbourn Nature Reserve is
	between green		relatively nearby.
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are several protected trees within a
	Preservation Order		field adjoining the site. The TPO area
	(TPO)?		
			follows the hedgerow of the northwest
Crean			corner of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
			Significant Nogativo Impact (Dovelopment
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is prominently located
			on the eastern edge of the village and is
			part of the rural landscape setting of
			Fulbourn.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	·		

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these
			properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / Iow risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	j	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		GREEN =<400m 325m ACF from centre of the site to
Gypsy &	teenagers? Will it provide for		Fulbourn Recreation Ground. AMBER = No Impact

Traveller	the	
Tavellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	846m ACF from the centre of the site
	centre?	Fulbourn High Street - a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	916m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used for improving existing
	post offices, pubs	facilities of neighbouring recreation ground.
Community	etc?)	CREEN - Dovelopment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
T domines	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site, well removed from the existing
ECONOMY		built-up area of the village.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	

	deprived wards of	
	Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main employment centre?	2.3km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	790m ACF from centre of site to Fulbourn Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT		 
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

	1	
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		290m ACF from the centre of the site to the
		nearest bus stop (16 Service).
		696m ACF from the centre of the site to the
		nearest bus stop (Citi 1).
Frequency of		RR = Less than hourly service (0)
Public		RR – Less than houry service (0)
		10 complete lass then have be when any iss
Transport		16 service - less than hourly service.
		Citi 1 - 20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		16 service - 30 Minutes from Fulbourn to
City Centre		Haverhill
		Citi 1 - 50 Minutes from Fulbourn to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
		8.03km ACF from the centre of the site to
Centre		
Distant	Linux famile (I	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,422m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	, ,
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities		
เ⁻สบแแเยร	transport network	
	safer for public	
	transport, walking	
1	or cycling facilities?	



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

	voractilo	most versatile agricultural land (Crades 1
	versatile	most versatile agricultural land (Grades 1
N 4' I	agricultural land?	and 2). Northern third of site is Grade 2
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
-	development of the	impact.
	sites result in an	•
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIMA		A14
	near to an AQMA,	A14
	the M11 or the	
<b>D</b>	A14?	
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	Will create significant negative impacts to,
	is developed, as a	or as a result of, the development,
	receptor or	incapable of adequate mitigation.
	generator	Environmental Health object to the site due
	(including	to noise and odour constraints. Industrial
	compatibility with	uses adjoining site create both noise and
	neighbouring	odour problems. Also the site is adjacent to
	uses)?	an operational railway line.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	
		area with a history of contamination.
	the site?	Development of the local liberty to be
		Development not on land likely to be
		contaminated. Site is adjacent to current
		industrial / commercial use and railway line
		and may need investigation. This can be
		dealt with by condition.
Water	Will it protect and	AMBER = Development has potential to
	where possible	affect water quality, with minor negative
	enhance the quality	impacts incapable of mitigation.
	of the water	
	environment?	Development has potential to affect water
		quality, with minor negative impacts
		incapable of mitigation The site within
		Groundwater Source Protection Zone 1
		which does not rule out development but
		may influence land use or require pollution
		control measures. There is a high water
		table in the general area which promoter
		does not consider would prevent residential
		development. Environment Agency consider
		site should not be allocated unless risk of
		flooding can be mitigated.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

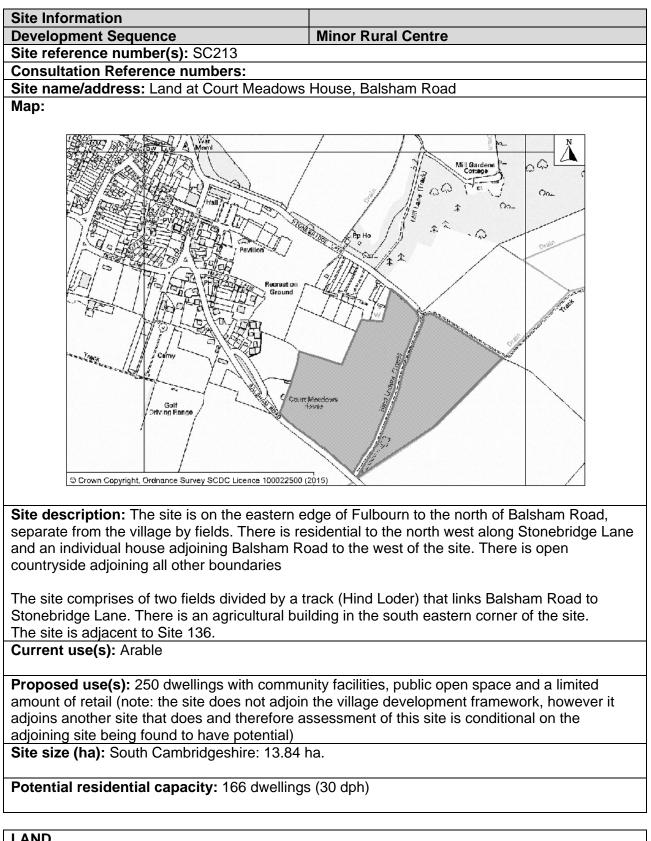
0:1		
Sites	protected species	to, or local area will be developed as
	and protect sites	greenspace. No or negligible impacts.
	designated for	No impact on protected sites and species
	nature	(or impacts could be mitigated).
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	positive impact by enhancing existing
	reduce habitat	features and adding new features or
	fragmentation,	network links.
	enhance	
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	<b>Biodiversity Action</b>	Greatest impact likely to arise through a
	Plan targets, and	combination of habitat loss, change and
	maintain	disturbance. This site has range of habitats
	connectivity	currently associated with it and
	between green	development would need to be carefully laid
	infrastructure)?	out to protect and enhance.
TPO	Are there trees on	AMBER = Any adverse impact on protected
	site or immediately	trees capable of appropriate mitigation
	adjacent protected	and the set of the set
	by a Tree	Area Tree Protection Order north of
	Preservation Order	Poorwell Water covers the south east
	(TPO)?	section of the site. Area TPO in the grounds
	(	of the pumping station adjoins to the south
		west.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
Innastracture	and green spaces,	of appropriate mitigation.
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
	TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
Lanuscape	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		landscape character). Assumptions for a
1		neutral impact include that appropriate

		design and mitigation measures would be
		design and mitigation measures would be
Tauraaana	Mill it maintain and	achieved through the development process.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of Fulbourn.
	and scale of	
<u> </u>	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	The site is not in the Green Belt – it is white
	purposes?	land. It is adjacent to Green Belt.
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation.
	cultural interest	
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- Major adverse effect on setting of
	buildings,	Conservation Area as loss of significant
	registered parks	green space as backdrop and approach to
	and gardens and	Conservation Area. Archaeological potential
	scheduled	will require further information but it is likely
	monuments)?	appropriate mitigation can be achieved
	,	through the development process.
<b>CLIMATE CHA</b>	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		High groundwater level so although site is
		not in high flood zone it has had localised
		flooding. Detailed report submitted by
		<b>v</b>
	HAND WELL BEING	promoter.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space		
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
Diatonsa	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.4km ACF from centre of the site to
		Fulbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	

	for children and	441m ACF from centre of the site to land at
	teenagers?	Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?	No effect on pitch or plot provision.
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?	748m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health	A = 400 - 800m
	centre or GP service?	614m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education	<ul> <li>AMBER = No impact on facilities (or satisfactory mitigation proposed).</li> <li>No facilities lost, and no new facilities proposed directly as a result of the development.</li> </ul>
	and leisure (shops, post offices, pubs etc?)	development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY	1	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	recult in	
	result in	
	development in deprived wards of	
	•	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping		••
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.9km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	AMDED Cignificant ungrades likely to be
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be
	in key community	required, constraints capable of appropriate mitigation
	services and	mugauon
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
Dista		addressed
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	750m ACE from contro of site to Fulbours
	501001	750m ACF from centre of site to Fulbourn Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	N - Oreater than SNIT
School	school?	5.1km ACF from centre of site to Bottisham
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
-	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		OZOre ACE from the control of the site to the
station		278m ACF from the centre of the site to the
<b>Francisco a second</b>		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		$\mathbf{D} = 44$ to $50$ minutes (2)
Public		R = 41 to 50 minutes (2)
transport		50 Minuton from Fulbourn to Combridge
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre Distance for		C = 5km  to  10km (4)
cycling to City		G = 5km to 10km (4)
Centre		6.68km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,165m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
,	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	····· ···· ···· ····
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	salegualded alea.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	· · ·
	sites result in an	impact.
		Development unlikely to impost on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Foliution	Odour, light noise	full mitigation
	and vibration	
		Development competible with peighbouring
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	la thara passible	CREEN - Site not within or adjacent to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
Water	the site?	CREEN - No impact / Capable of full
vvalel	Will it protect and where possible	GREEN = No impact / Capable of full
		mitigation
	enhance the quality	Development unlikely to offert water aver lite
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 3 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater,
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

and protect sites designated for nature conservation interest, and geodiversity? (Including	species,
nature greenspace. No or negligible impacts conservation interest, and geodiversity?	
conservation interest, and geodiversity?	
interest, and geodiversity?	s.
geodiversity?	
International and	
locally designated	
sites)	
Biodiversity Would AMBER = Development would have	2
development negative impact on existing features	
reduce habitat network links but capable of appropr	late
fragmentation, mitigation	
enhance	
native species, and Assumptions for a neutral impact are	e that
help deliver habitat existing features that warrant retention	on can
restoration (helping be retained or appropriate mitigation	will be
to achieve achieved through the development p	
Biodiversity Action Greatest impact likely to arise through	
Plan targets, and loss of open grassland which may be	
maintain value as foraging habitat for bats and	
5 5	
	2
between green relatively nearby.	
infrastructure)?	
TPO Are there trees on AMBER = Any adverse impact on pr	
site or immediately trees capable of appropriate mitigation	on
adjacent protected	
by a Tree For the full length of Hind Loders (tra	ack)
Preservation Order there are protected trees.	
(TPO)?	
Green Will it improve AMBER = No significant opportunitie	es or
Infrastructure access to wildlife loss of existing green infrastructure of	
and green spaces, of appropriate mitigation	
through delivery of	
and access to Neutral impact (existing features reta	ainad
green or appropriate mitigation possible).	anicu,
	اميام
infrastructure? Assumptions for a neutral impact inc	
that appropriate design and mitigatio	
measures would be achieved throug	n the
development process.	
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	
Landscape Will it maintain and RED = Significant negative impact of	
enhance the landscape character, no satisfactory	
diversity and mitigation measures possible.	
distinctiveness of	
landscape Significant Negative Impact (Develop	oment
character? conflicts with landscape character, w	
significant negative impacts incapab	
mitigation) - the site is prominently lo	
on the eastern edge of the village an	
part of the rural landscape setting of	
Fulbourn.	
Townscape Will it maintain and AMBER = negative impact on towns	cape

			· · · · · · · · · · · · · · · · · · ·
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major
	and gardens and scheduled monuments)?		effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.
	TH AND WELL BEING	) 	
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?		Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?	0.4km ACF from centre of the site to
		Fulbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	565m ACF from centre of the site to
	teenagers?	Fulbourn Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	846m ACF from the centre of the site
	centre?	Fulbourn High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	R = >00011
Service	centre or GP	1,167m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that scale of
	and leisure (shops,	development proposed on the site would be
	post offices, pubs	able to deliver complimentary non-
	etc?)	residential uses such a community facilities,
		open space and a limited amount of retail.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Promoter does indicate that
		scale of development would enable delivery
	1	of non-residential uses such as community facilities.
Integration	How well would the	
Integration with Existing	How well would the development on	RED = Limited scope for integration with
with Existing	development on	RED = Limited scope for integration with existing communities / isolated and/or
•		RED = Limited scope for integration with

		built-up area of the village.
ECONOMY		 ×
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 2.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	<ul> <li>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</li> <li>Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.</li> </ul>
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?	R = >800m 1,029m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km

School	school?	5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria Total score of 12.
Distance: bus		G = Within 600m (4)
stop / rail station		550m ACF from the centre of the site to the nearest bus stop (16 Service).
Frequency of Public		RR= Less than hourly service (0)
Transport		16 service - less than hourly service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		16 service - 30 Minutes from Fulbourn to Haverhill
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.29km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	6,678m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling

facilities.
-------------

Site Informati	ion				
Development		Minor Rural Centre			
Site reference number(s): SC214					
	Reference numbers:				
	dress: Land off Home End F	Fulbourn			
Мар:					
	Var Memi Hall PW Copyright. Ordnance Survey SCDC Licence 10002				
to the village h		n edge of Fulbourn east of Home End. It is adjacent cout hut. There are offices and warehouses on land			
The site comp	rises of a grass field bounde	d by hedge / post and rail fencing.			
	s): Vacant grass land				
(-	, ,				
Proposed use	e <b>(s):</b> 18 dwellings				
Site size (ha): South Cambridgeshire: 0.52 ha.					
Potential resi	dential capacity: 14 dwellir	igs (30 dph)			
LAND					
PDL	Would development make use of previously developed land?	RED = Not on PDL			
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.			

development lead to the loss of the best and most

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		-
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with some
	is developed, as a	neighbouring uses. Environmental Health
	receptor or	concerned because the site will be
	generator	immediately adjacent to an existing
	(including	skateboard park, play equipment and
	compatibility with	general recreation ground and guide &
	neighbouring	scout club buildings. The site is also
	uses)?	adjacent to Townley Memorial Hall, Home
		End and a Community Facility / Building (Fulbourn Sports & Social club) which hold
		entertainment type events such as music
		and theatre / plays. Concern at noise
		disturbance bringing residential use closer
		to these uses. Some minor to moderate
		additional road traffic noise generation
		impact on existing residential due to
		development related car movements but
		dependent on location of site entrance
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikeliste effective ten en lit
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
	I	as sophone process and win miligate any

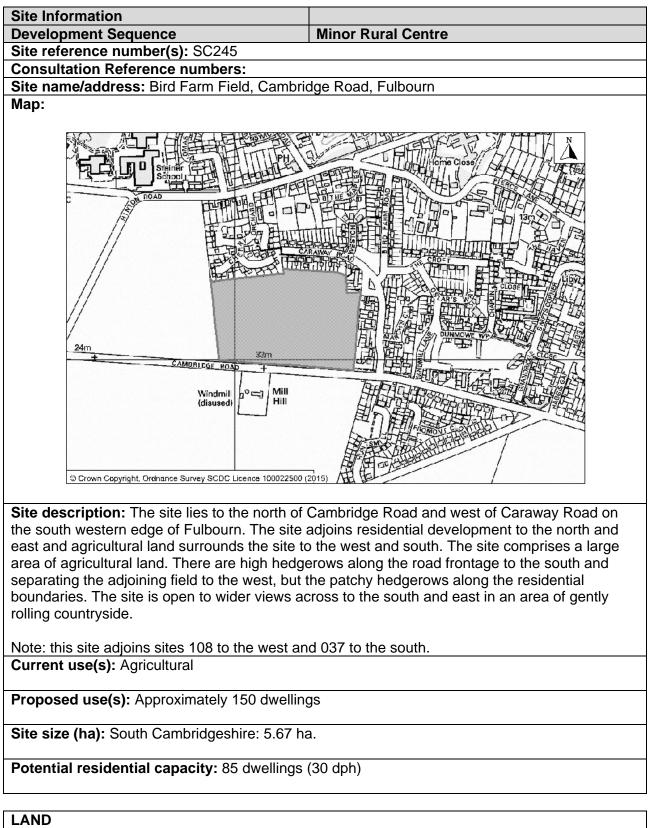
			impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
LANDSCAPE, 1	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<ul> <li>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</li> <li>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this site would</li> </ul>

			,
			have a significant adverse effect on the landscape setting of Fulbourn because it
			would reduce the transitional area including
			the recreation ground on this edge of the
<b>.</b>	M/III it as a in taile, and		
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		incompatible with linear street pattern
	appropriate design		characteristic of Fulbourn.
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		Significant Nagativa Impact on historia
	(including conservation		Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)
	areas, listed		- major effect on settings of listed buildings
	buildings,		in Home End. Major adverse effect on
	registered parks		Conservation Area due to loss of prominent
	and gardens and		and important open green space, playing
	scheduled		fields and countryside views.
	monuments)?		Archaeological potential will require further
	,		information but it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
		•	cannot be appropriately addressed
	TH AND WELL BEING	<b>.</b>	GREEN = Assumes minimum on-site
Open Space	Will it increase the		
	quantity and quality of publically		provision to adopted plan standards is provided onsite
	accessible open		provided offsite
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.2km ACF from centre of the site to

		Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	80m ACF from centre of the site to Fulbourn
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	· ·
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
<b>D</b> : /	Showpeople?	4 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	111 an ACE from the control of the cite
Local Centre	District or Local centre?	444m ACF from the centre of the site
	Centre?	Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	542m ACF from centre of site to Fulbourn
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No facilities last, and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site poorly related to the existing built-up
		area of the village.
ECONOMY		 
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

<b>F</b>		
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Channing	<u> </u>	ODEEN. No offect or would even ort the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employmont	How far is the	AMBER = 1-3km
Employment -		
Accessibility	nearest main	
	employment	2km ACF from centre of site to South
	centre?	Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	GG = Development would significantly
	or deliver new	enhance employment opportunities.
		ennance employment opportunities.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	bibabband	within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	393m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.4km ACF from centre of site to Bottisham
		Village College.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		G = Within 600m (4) 402m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport		G = 20 minute frequency (4) Citi 1 - 20 Minute Service.
Public transport journey time to City Centre		A = 41 to 50 minutes (2) Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.72km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,141m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	<ul> <li>RED = Insufficient capacity/ access.</li> <li>Negative effects incapable of appropriate mitigation.</li> <li>Highway Authority state no access to public road.</li> <li>UPDATE: Score changed from Green to Red to reflect that access cannot be achieved.</li> </ul>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	AMBEN - MINOR 1055 OF Grade 1 and 2 land
	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (5.67 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		 
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	<ul> <li>AMBER = Adverse impacts capable of adequate mitigation</li> <li>Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.</li> </ul>
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The whole site is within Groundwater Source Protection Zone 1 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

-		· · · · · · · · · · · ·
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	<b>Biodiversity Action</b>	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
ТРО	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	-
	-	any protected trees
	adjacent protected	
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
	L TOWNSCAPE AND C	
	Will it maintain and	
Landscape		RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	landscape	Significant Negative Impact (Development
	character?	conflicts with landscape character, with
		significant negative impacts incapable of
		mitigation) - It would be very difficult to
		mitigate against the adverse impacts of
		development in this very visible location.
		The site is adjoins the south western edge
		of Fulbourn and development would adjoin
		residential properties to the north and east.

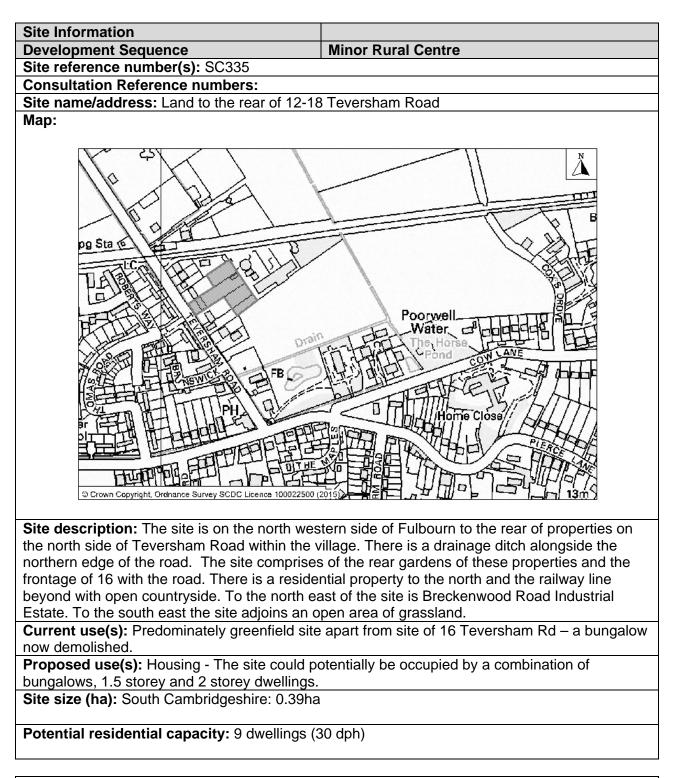
	1	· · · · · · · · · · · · · · · · · · ·
		The land is higher than the adjoining
		residential properties, which would make it
		would be difficult to integrate development
		into the built form.
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The development's scale and
	and scale of	location and would extend existing
	development?	settlements in a way that would have a very significant adverse effect on existing
		settlements. The site is adjoins the south
		western edge of Fulbourn and development
		of the land to the east of Hinton Road site
		would adjoin residential properties to the
		east. However, development in this location
		would reduce the separation between the
		existing built areas of Cherry Hinton and
		Fulbourn.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – The
	conservation	site forms an important part of the setting a
	areas, listed	Grade II Listed Building and the wider
	buildings,	setting of two Conservation Areas.
	registered parks	However, with careful design it may be
	and gardens and scheduled	possible to mitigate any impact on the wider historic environment with a smaller scale of
		development. Archaeological potential will
	monuments)?	require further information but the
		assumption for a neutral impact is that it is
		likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	1 1 7
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 IOOU I NISK		
		Flood Zone 1 and no drainage issues that

HUMAN HEALT	TH AND WELL BEING	ì	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor
			opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.3km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 551m ACF from centre of the site to Land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 898m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 623m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the

		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
Commanded	with existing	
	communities?	
ECONOMY	oominianiaeo.	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
		on other centres.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	4 Oliver ACE from control of site to Courth
	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 011B (Fulbourn, including
Employment	Would	Capital Park, Tesco & Hospitals) G = No loss of employment land / allocation
Employment - Land	development result	is for employment development
Lanu	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
o un tioo	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school

		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	811m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.7km ACF from centre of site to Bottisham
0011001		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
-,	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		362m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service
Public		R = 41 to 50 minutes (2)
transport		
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.63km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,033m ACF from centre of the site to
•	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities.

safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from
	this site would result in a significant improvement to public transport, walking or cycling facilities.



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

	best and most	Development would not affect best and
	versatile	most versatile agricultural land (Grades 1
	agricultural land?	and 2). Very small part of the site Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	
	the M11 or the	A14
Dellution	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Further investigation and mitigation will be
	(including	required to address the physical
	compatibility with	considerations, including possible noise and
	neighbouring	odour.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Site is adjacent to current industrial /
		commercial use and railway line. Potential
		for minor benefits through remediation of
		minor contamination.
\Motor	Mill it protoct and	
Water	Will it protect and	AMBER = Development has potential to
	where possible	affect water quality, with minor negative
	enhance the quality	impacts incapable of mitigation.
	of the water	
	environment?	Development has potential to affect water
		quality, with minor negative impacts
		incapable of mitigation. The site within
		Groundwater Source Protection Zone 1
		which does not rule out development but
		may influence land use or require pollution
		control measures. There is a high water
		table in the general area.
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
0100		is assignation for nature conservation of

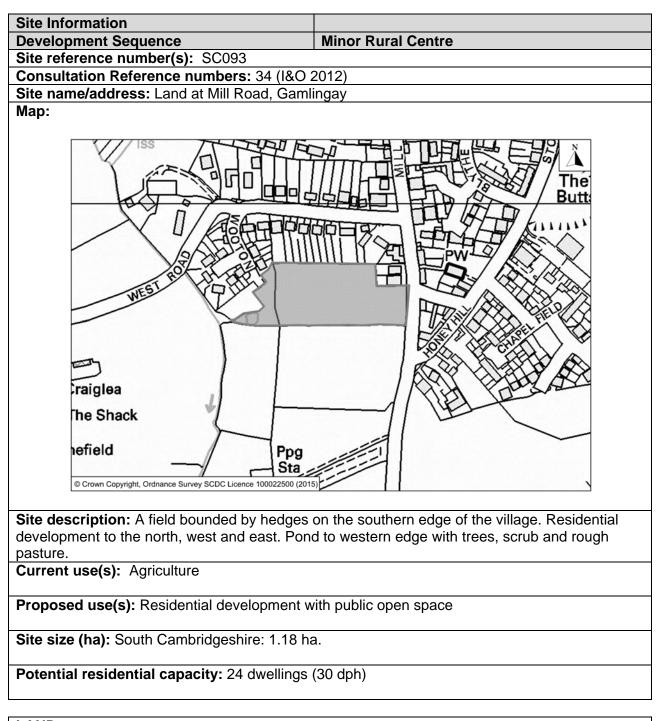
			· · · · · · · · · · · · · · · · · · ·
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		(or impacto occita so initigatod).
	(Including		
	, J		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	,		ODEEN. Site dage not contain at adjain
IPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
			or appropriate mitigation.
	through delivery of		Nouted imposed (avieting footunes noteing d
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE. 1		ULTURAL H	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
Lundoupe	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		No impact (generally compatible, or capable
			of being made compatible with local
			landscape character)
Townscape	Will it maintain and		AMBER = negative impact on townscape
romiscape	enhance the		character, incapable of mitigation.
			unarauter, incapable of milligation.
	diversity and distinctiveness of		Minor Negative Impact (development

	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		backland development that does not relate
	appropriate design		well to street-scene.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
0	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process
	•		development process
	and gardens and scheduled		
CLIMATE CHA	monuments)?		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			High groundwater level so although site is
			not in high flood zone it has had localised
			flooding.
	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.6km ACF from centre of the site to
			Fulbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		195m ACF from centre of the site to land at
	teenagers?		Roberts Way, Fulbourn
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	970m ACF to Fulbourn High Street
Local Ochile	centre?	Srom Aor to rubban righ bliebt
Distance: City	How far is the site	R = >800m
Centre		K = >00011
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A = 400 - 800m
		A = 400 - 800m
Service	nearest health	704m ACE from control of cite to Eulhourn
	centre or GP	794m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	•	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
· · · · · · · · · · · · · · · · · · ·	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	CREEN - No offect or would support the
Shopping		GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability of Cambridge,	vitality or viability of existing centres. The indicator is likely to apply particularly to sites

	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, onces, or leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
/ looocolonity	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
Utilities	employment land?	AMDED Configuration and a likely to be
Otinues	Will it improve the level of investment	AMBER = Significant upgrades likely to be
	in key community	required, constraints capable of appropriate mitigation.
	services and	mugauon.
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	<b>.</b>
		School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. R = >800m
Primary	nearest primary	R = >00011
School	school?	953m ACF from centre of site to Fulbourn
0011001	0011001.	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.3km ACF from centre of site to Bottisham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HQPT	Is there High	facilities/school. Poor quality off road path. RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 15 / 12
	consider access to	
	and quality of	
	public transport,	

	and avaling Secret	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6) / A = Within 800m (3)
stop / rail		
station		223m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Teversham Road) FROM
		CAMBRIDGE.
		755m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Windmill Lane) TO
		CAMBRIDGE.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Citi 1 - 30 Minute Service
Public		R = 41 to 50 minutes (2)
transport		
journey time to		47 Minutes from to Cambridge (Fulbourn,
City Centre		Windmill Lane to Cambridge, St Andrews
		Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.44km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,921m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	· · · · · · · · · · · · · · · · · · ·
	safer for public	
	transport, walking	
	or cycling facilities?	



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

N 41 1		
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation,	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.

		1
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
LANDSCAPE.	TOWNSCAPE AND C	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would not have a material effect upon the landscape setting of Gamlingay. The landscape setting to the south would remain essentially unchanged and it would not detract from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements). Development of this site would not detract from the landscape and townscape value of

	appropriate design and scale of development?		the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane. Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage CLIMATE CHA	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. A number of Grade II Listed Buildings lie opposite on the eastern side of Mill Street. Adverse effects on settings of LBs along Mill Street and Honey Hill.
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	H AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 314m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact

Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	439m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	242m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No for Wilson lost and the mean for Wilson
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	Deep it address	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation particularly in	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 8.4km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 508m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Gamlingay Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public	RED = Service does not meet the requirements of a high quality public

	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		373m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.84km ACF from the centre of the site to
Distance		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	6.642m ACE from control of the cite to
Station	proposed train	6,643m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	No conceptu constraints identified aste
	where there is	No capacity constraints identified, safe
Non-Car	available capacity? Will it make the	access can be achieved.
Facilities		AMBER = No impacts
	transport network safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
L		100m100.