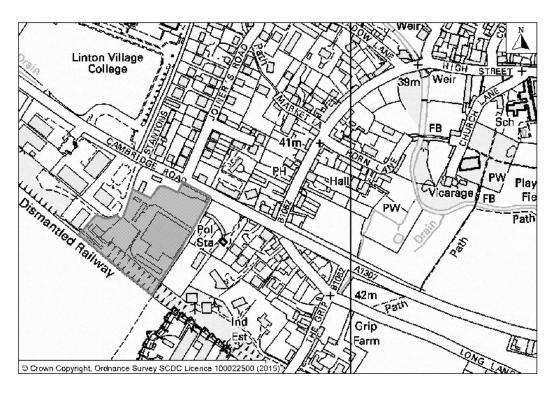
Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC152		
Consultation Reference numbers: 29 (I&O 2012)		
Site name/address: Land east of Station Road.		

Мар:



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

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

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

Current use(s): Employment and vacant land

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

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

Potential residential capacity: 36 dwellings (30 dph)

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

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

	1	
		may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of
BIODIVERSITY	,	Sustainable Drainage Systems (Suds).
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 nature conservation interest, and geodiversity? (Including International and locally designated sites)	or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree	AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western
	Preservation Order (TPO)?	side of the site adjoining Station Road.
Green Infrastructure	Will it improve access to wildlife and green spaces,	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	through dollars f				
	through delivery of and access to		Noutral impact (oxisting factures rateined		
			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		
LANDOGADE	FOWNIOGA DE AND O	III TUDAL III	development process.		
	TOWNSCAPE AND C	ULTURAL HI			
Landscape	Will it maintain and		AMBER = negative impact on landscape		
	enhance the		character, incapable of mitigation.		
	diversity and		Newton Paragrat (was a sulliver as a supplied as		
	distinctiveness of		Neutral impact (generally compatible, or		
	landscape		capable of being made compatible with local		
	character?		landscape character). Assumptions for a		
			neutral impact include that appropriate		
			design and mitigation measures would be		
			achieved through the development process.		
			Development of site could provide an		
			opportunity for improved landscaping of site.		
Townscape	Will it maintain and		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		Could provide opportunity to improve setting		
	appropriate design		of adjoining listed building.		
	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		AMBER = Site contains, is adjacent to, or		
	enhance sites,		within the setting of such sites, buildings		
	features or areas of		and features, with potential for negative		
	historical,		impacts capable of appropriate mitigation		
	archaeological, or				
	cultural interest		Minor Negative Impact on historic Assets		
	(including		(incapable of satisfactory mitigation) –		
	conservation		important part of the setting of a Listed		
	areas, listed		buildings adjoining the site. Archaeological		
	buildings,		potential will require further information but		
	registered parks		the assumption for a neutral impact is that it		
	and gardens and		is likely appropriate mitigation can be		
	scheduled		achieved through the development process.		
	monuments)?		<u> </u>		
CLIMATE CHA	CLIMATE CHANGE				
Renewables	Will it support the		AMBER = Standard requirements for		
	use of renewable		renewables would apply		
	energy resources?				
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk		

		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	our of appropriately data.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Noutral impact (existing factures retained or
	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?	0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	474 4054
	for children and	474m ACF from centre of the site to Linton
Gypsy &	teenagers? Will it provide for	Recreation Ground. AMBER = No Impact
Traveller	the	AMDER - No Impaor
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
District or	from the nearest	7 = 400 000m
Local Centre	District or Local	762m ACF to the High Street - location
	centre?	chosen as representation of central point of
D: 4 0:4	11 6 2 0 26	these services and facilities.
Distance: City Centre	How far is the site from edge of	R = >800m
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP service?	703m ACF from centre of site to Linton Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community activities?	possible.
	activities	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
	•	

Integration with Existing Communities	How well would the development on the site integrate with existing communities?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A1307.
ECONOMY		·
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. There are currently a number of employment uses on the site - a large warehouse occupies a third of the site and is in use. Of the three further large buildings two are in use and one vacant.
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

		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
	education	constraints can be appropriately mitigated
' '	capacity?	garea
	oup areny r	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	608m ACF from centre of site to Linton
		Infants School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Linton
		Village College.
TRANSPORT		
	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
1	the site?	high cycle accident rate to access local
LIODT	lo though Link	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 of site)?	transport (HQPT)
	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	CIVELIV = Ocolo 10 13 Holli 4 Cilicila below
	been developed to	Total score of 16.
	consider access to	1 3141 33313 31 131
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		127m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		A 24 to 40 minutes (2)
Public		A = 31 to 40 minutes (3)
transport		31 Minutes from Linton to Combridge
journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		S - OKIT to TOKIT (4)
Centre		8.23km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
	from an existing or	
•	proposed train	7,277m ACF from centre of the site to
Station	proposed train	
	station?	Whittlesford Station.

	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?	

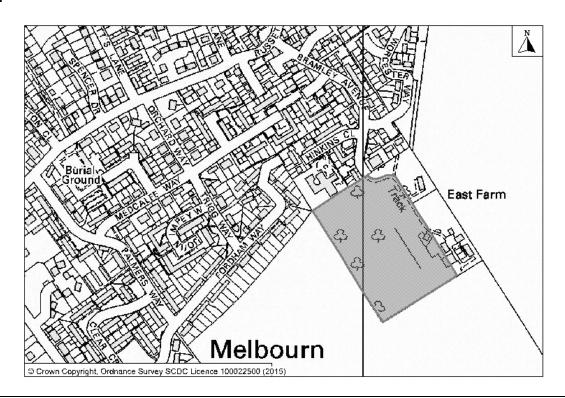
Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(a), CC176	

Site reference number(s): SC176

Consultation Reference numbers: H8 (I&O 2013 part 2)

Site name/address: East Farm, Melbourn

Map:



Site description: A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.

Current use(s): Derelict orchard

Proposed use(s): 60 dwellings

Site size (ha): South Cambridgeshire: 2.83 ha.

Potential residential capacity: 60 dwellings (30 dph net)

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)
	versatile	
	agricultural land?	

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

	locally designated		
	sites)		
Biodiversity	Would		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		0 1 1
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		any protostou need
	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
iiii doll doldi o	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magazion
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiadiadiaio.		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL H	
Landscape		OLI ORAL III	AMBER = negative impact on landscape
Lanuscape	enhance the		character, incapable of mitigation.
	diversity and		character, incapable of mitigation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		•
	character?		negative impacts incapable of mitigation) to
			neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development would have an adverse effect
			on the landscape setting of Melbourn
			through the development of an enclosed
			orchard which adds to the rural setting of
			the village. The impact of this could be
			mitigated by retention of trees and hedges
	•		Lan the houndary and wherever neceible on the
			on the boundary and wherever possible on the remainder of the site.

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.
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
1 11.0	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.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		• • • • • • • • • • • • • • • • • • • •
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	3	
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		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.1km ACF from centre of the site to
			Melbourn Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		423m ACF from centre of the site to land at
	teenagers?		Clear Crescent, Melbourn.
Gypsy &	Will it provide for		AMBER = No Impact
-,, -	1		

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	813m from the centre of the site to a point
	centre?	on High Street, Melbourn which represents
		the centre of a cluster of services and
Distance City		facilities
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 000III
Cervice	centre or GP	622m ACF from centre of site to Orchard
	service?	Surgery, Melbourn.
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?	Nie feelities last and as a sectorities
		No facilities lost, and no new facilities
		proposed directly as a result of the development.
Intogration	How well would the	•
Integration with Existing	development on	AMBER = Adequate scope for integration with existing communities
Communities	the site integrate	with existing confinitionities
Communics	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	
1	deprived wards of	

	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J5	shopping	vitality and viability of existing centres.
	hierarchy,	Thems, and training or ornoring control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Francis (magaint		RED = >3km
Employment -	How far is the	RED = >3KM
Accessibility	nearest main	40.00
	employment	12.6km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	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	required, but constraints can be addressed
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Capacity	capacity?	Carpiae content placed.
	capacity.	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. – 1 00 - 000m
School	school?	669m ACF from centre of site to Melbourn
301001	30110011	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
3011001	3011001!	0.9km ACF from centre of site to Melbourn
		Village College.
TRANSPORT		village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	What type of cycle 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
	1 4 1 1 1	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)?	

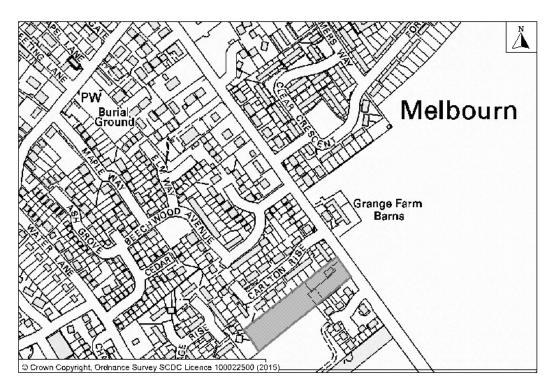
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Citteria Delow.	G = Within 600m (4)
stop / rail		C = vvitimi 600m (4)
station		507m ACF from centre of the site to nearest
		bus stop to best service.
Frequency of		R = Hourly service (2)
Public		, , ,
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		9 Minutes from Melbourn to Royston.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.24km ACF centre of site to Saffron
Centre		Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = 2000III
Station	proposed train	1,612m ACF from centre of the site to
	station?	Meldreth 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	The District Authority 20
	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.
	1	

Site Information	
Development Sequence	Minor Rural Centre
Sita rafaranca number(s): SC225	

Site reference number(s): SC235

Consultation Reference numbers: 30 (I&O 2012) Site name/address: 36 New Road, Melbourn

Map:



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

Current use(s): Bungalow and garden.

Proposed use(s): Approximately 15 dwellings

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

Potential residential capacity: 14 dwellings (30 dph net)

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)

	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?	000000000000000000000000000000000000000
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Development assessed the with a stable with a
	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
- Comanination	contamination on	area with a history of contamination.
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN Description ()
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	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
		HOWEN HIMO DAL CAPADIO OF APPROPRIATE

	frogmontation		mitigation
	fragmentation, enhance		mitigation.
			Assumptions for a poutral impost are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	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	<u>ULTURAL HI</u>	
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		November 2 and a first transport of the second of the seco
	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. The site is well screened from the south by
			hedgerows and woodland strips.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	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		GREEN = No impact or Minor positive

	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
-	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAI	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	The second secon
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	·
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.2km ACF from centre of the site to
		Melbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	<u>'</u>
	for children and	284m ACF from centre of the site to land at
	teenagers?	Clear Crescent, Melbourn.
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	820m from the centre of the site to a point
	centre?	on High Street, Melbourn which represents
		the centre of a cluster of services and
	1	facilities
	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	

	T	r=
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: 1 OD	City Centre?	0 400
Distance: GP	How far is the	G = <400m
Service	nearest health	204m ACE from control of oits to Orchard
	centre or GP	304m ACF from centre of site to Orchard
Marri a sal	service?	Surgery, Melbourn.
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
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
- aominos	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	T	AMPED N. C. St. B. A. C. H. 400/
Deprivation (O-real real)	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	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	40.00 4.05 (
1	employment	13.2km ACF from centre of site to South

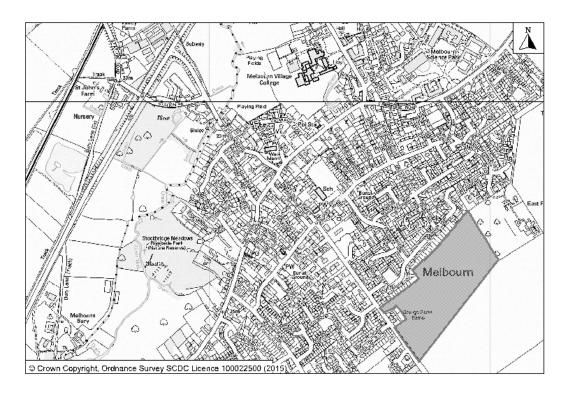
		Carabridge abine 047D (Dabraham Daga arab
	centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
		Development would have no effect on
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	604m ACF from centre of site to Melbourn
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.0km ACF from centre of site to Melbourn
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (right)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	3.12211 - 33313 13 13 13 11311 4 Olitolia Bolow
Score (SCDC)	been developed to	Total score of 18.
(0000)	consider access to	13.4. 30010 01 10.
	and quality of	
	public transport,	
	-	
	and cycling. Scores	
	determined by the four criteria below.	
Diotopoor bus	ioui ciiteria pelow.	C - Within 600m (4)
Distance: bus		G = Within 600m (4)
stop / rail		F77m ACE from control of the cite to pegaset
station		577m ACF from centre of the site to nearest
		bus stop to best service (26 service).

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC320	

Consultation Reference numbers: H7 (I&O 2013 part 2)
Site name/address: Land to the east of New Road, Melbourn

Map:



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

Current use(s): Arable fields

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

Site size (ha): South Cambridgeshire: 26.02ha

Potential residential capacity: Around 200 dwellings (30 dph)

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

LAND		
PDL	Would	RED = Not on PDL
	development make	

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

Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Siles	and protect sites		recognised as containing protected species,
			0
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	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) to
	GHATAGIGT:		neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			· · · · · · · · · · · · · · · · · · ·
			neutral impact include that appropriate

design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Standard requirements for renewables would pen suppropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Development would create minor			
Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. Townscape Character, including through appropriate design and scale of development? Renewables Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it increase the equantity and quality of publically accessible open Will it increase the equantity and quality of publically accessible open			design and mitigation measures would be
on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? AMBER = Standard requirements for renewables would apply. GREEN = Roswaps minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Breen Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Flood Risk Will it increase the quantity and quality of publically accessible open			
arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			·
Townscape Will it maintain and enhance the diversity and design and restricting through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it spoot the such as the development of the site and by the creation of a new soft green belt will it support the use of renewable energy resources? Flood Risk Will it it maintain and endance with and development process. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? 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 GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			through the development of part of an
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open			arable field on rising land. The impact of this
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open			could be mitigated by restricting
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open			·
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open			·
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open Will it increase the quantity and quality of publically accessible open			
enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? enhance sites or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting not the testing or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open	Townscape	Will it maintain and	
diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open Including conservation areas of the total purposes of the total purposes. Including conservation areas of the total purpose of the total purpose of the total purpose of the total purpose of the development process. Including conservation areas of the total purpose of the total purpose of the development process. AMBER = Standard requirements for renewables would apply. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 Ind no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	Townsoapo		
distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Willi it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Willi it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it increase the quantity and quality of publically Archaeological potential will require ments for renewables and such purposes. Improvements). Neutral impact (generally compatible, or capable of being made compatible, on capable of being made compatible, with local townscape, haracter). Assumptions for a neutral impact include that appropriate of design and mitigation peasures would be achieved through the rimpact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. GREEN = Standard requirements for renewables would apply. GREEN = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed			
townscape character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically Open Space Will it increase the quantity and quality of publically Appropriate design and made compatible, or capable of being made compatible, or apathor. Assumptions for a neutral impact include that appropriate design and mitigation on the development process. GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
character, including through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it increase the quantity and quality of publically Appropriate design and compatible, or capable of being made compatible, or capable of being made compatible, with local towascape character). Assumptions for a neutral impact on Green Belt purposes. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting hurdens achieved through the development process. 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. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			improvements).
through appropriate design and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Issue as in the development of this site have on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. GREEN = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open		·	November of Association of the Community
appropriate design and scale of development? development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it increase the quantity and quality of publically Will it increase the quantity and quality of publically accessible open Term Belt what effect would the development process. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
and scale of development? and scale of development? archaeological, or cultural impact include that appropriate design and mitigation measures would be achieved through the development process. 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)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is is and part of the same and scheduled monuments of the set of renewable energy resources? Will it increase the quantity and quality of publically accessible open		•	
development? 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? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk I site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk What effect would the development process. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			•
Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? What effect would the development of this site have on Green Belt purposes GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open		development?	
the development of this site have on Green Belt purposes Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? It is development of this site have on Green Belt purposes impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open	Green Belt	What effect would	GREEN = No impact or Minor positive
this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open		the development of	·
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Den Space Will it increase the quantity and quality of publically accessible open GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open			
enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it increase the quantity and quality of publically accessible open Senewable sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open	Heritage		GREEN = Site does not contain or adjoin
features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it increase the quantity and quality of publically accessible open is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	1.0	-	<u> </u>
historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Meutral 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. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		•	•
archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open 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. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			is no impact to the setting
cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open 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. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			Noutral impact (existing features retained
(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open 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. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			. ` `
conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		, ,	• .
buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open mitigation can be achieved through the development process. Mitigation can be achieved through the development process. Mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			•
registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Open Space Will it increase the quantity and quality of publically accessible open development process. AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		I ·	
and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			development process.
monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open Mill it increase the provision to adopted plan standards is provided onsite		_	
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		scheduled	
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open AMBER = Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		monuments)?	
use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	CLIMATE CHAI		
use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	Renewables	Will it support the	AMBER = Standard requirements for
energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			•
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			11 7
Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	Flood Risk	0,	GREEN = Flood Zone 1 / low risk
Cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open Cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	000 1 (10)(.5 one at hood hore	2.12217 1.000 Z0110 17 10W 110K
Cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open Cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			Flood Zone 1 and no drainage issues that
HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
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	HIIMAN HEALT	H AND WELL BEING	carriot be appropriately addressed
quantity and quality of publically accessible open provision to adopted plan standards is provided onsite			 CDEEN Assumes minimum on site
of publically accessible open provided onsite	Open Space		
accessible open		1	
			provided onsite
space? Development would create minor		-	
		space?	Development would create minor

		opportunities for new public open space
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	SKEEK = CHAIT OF SHOKE PROVISION
Facilities	sports facilities?	1.3km ACF from centre of the site to
1 dominos		Melbourn Recreation Ground.
		Weiseam Regreation Croana.
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	'
	for children and	355m ACF from centre of the site to land at
	teenagers?	Clear Crescent, Melbourn.
		·
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
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	703m of nearest centre ACF (Melbourn,
	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 600m
Service	centre or GP	548m ACF from centre of site to Orchard
	service?	
Kov Local	Will it improve	Surgery, Melbourn.
Key Local Facilities	quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Facilities	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,	dovolopinont.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	<u> </u>
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration

with End-Corn	davidana C	with a data a community
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
500110107	communities?	
ECONOMY	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
01 .	Cambridge?	ODEEN N. "
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidana ant would be us no affect 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?	DED. Olive
Employment -	How far is the	RED = >3km
Accessibility	nearest main	12.8km ACF from centre of site to South
	employment	Cambridgeshire 017D (Babraham Research
	centre?	Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lanu	in the loss of	Development would have no effect on
	employment land,	employment land or premises.
	or deliver new	employment land of premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Sumoient.
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	require investigation and possibly mitigation.
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Japaony	capacity?	
	capacity:	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	. 100 000111
School	school?	726m ACF from centre of site to Melbourn
33331	30.10011	Primary School.
L	_1	i initially collocit

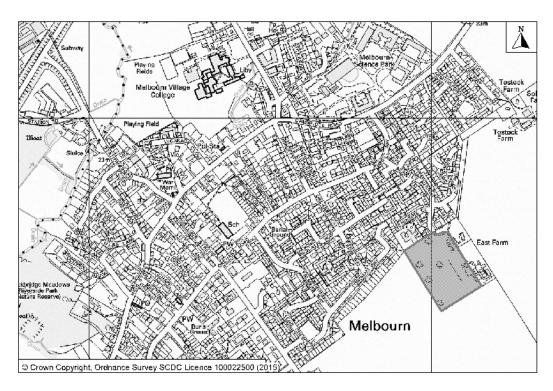
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		1.0km ACF from centre of site to Melbourn Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total Score of 17
Distance: bus		A = Within 800m (3)
stop / rail station		683m to nearest bus stop ACF (Melbourn, Vicarage Close)
Frequency of Public Transport		R = Hourly service (2)
Public		hourly service (26 Service) GG = 20 minutes or less (6)
transport journey time to City Centre		32 Minutes (Melbourn, Vicarage Close to Cambridge, Drummer Street) 9 Minutes (Melbourn, Vicarage Close to Royston, Bus Station)
Distance for cycling to City		GG = Up to 5km (6)
Centre		4.97km ACF to Royston
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	1,758m ACF from centre of the site to Meldreth Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car	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 Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC331			
Consultation Reference numbers: H8 (I&O 2013 part 2)			

Site name/address: Orchard and land at East Farm, Melbourn

Map:



Site description: A derelict orchard bounded by hedgerows on the south side of the village accessed from Hinkins Close. Bounded by residential to the north, and arable fields to the west, south and east. Adjoins site 320 to the west and south.

Current use(s): Derelict orchard

Proposed use(s): Residential development, 60 dwellings

Site size (ha): South Cambridgeshire: 2.83 ha.

Potential residential capacity: 60 dwellings (30 dph net)

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

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

at
an
be
ess.
<u> </u>
•
able
d,
•
_
е
)
r
) to
, .0
ocal
1
е
ess.
ess. ect
ect
ect
ect

		320 to create a straight village edge running between the new development on New Road and the south east corner of the
		orchard and a new soft green edge is created on the southern boundary of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	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.
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
	LH VND MELL BEING	cannot be appropriately addressed.
Open Space	TH AND WELL BEING Will it increase the	GREEN = Assumes minimum on-site
, ,	quantity and quality of publically accessible open	provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport	How far is the nearest outdoor	AMBER = 1-3km
Facilities	sports facilities?	1.1km ACF from centre of the site to

		Melbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	AIVIDEIX - 400 - 000III
1 aciiiles	for children and	423m ACF from centre of the site to and at
	teenagers?	Clear Crescent, Melbourn.
Cypey 8	Will it provide for	AMBER = No Impact
Gypsy & Traveller	the	ANIBER = NO Impact
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	No effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000iii
Local Centre	District or Local	813m from nearest centre ACF (Melbourn,
Local Ochic	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = 2000III
Jenue	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7 100 000111
OCIVIOC	centre or GP	622m ACF from centre of site to Orchard
	service?	Surgery, Melbourn
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	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?	

			1	
	Would allocation			
	result in			
	development in			
	deprived wards of			
	Cambridge?			
Shopping	Will it protect the		GREEN = No effect or would support the	
	shopping		vitality and viability of existing centres.	
	hierarchy,		Development would be a second of the state 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 which include retail, offices, or leisure uses.	
	town, district and local centres?		which include retail, offices, of leisure uses.	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main		NED = >3KIII	
Accessibility	employment		12.6km ACF from centre of site to South	
	centre?		Cambridgeshire 017D (Babraham Research	
	CONTRO!		Campus & Wellcome Trust Genome	
			Campus)	
Employment -	Would		G = No loss of employment land / allocation	
Land	development result		is for employment development	
	in the loss of			
	employment land,		Development would have no effect on	
	or deliver new		employment land or premises.	
	employment land?			
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be	
	level of investment		sufficient	
	in key community			
	services and		Development can use existing capacity in	
	infrastructure,		utilities infrastructure. The sewerage	
	including		network is approaching capacity and will	
	communications		require investigation and possibly mitigation.	
	infrastructure and			
Falson Cons	broadband?		ODEEN Non-residential development /	
Education	Is there sufficient		GREEN= Non-residential development /	
Capacity	education		surplus school places.	
	capacity?		Sufficient surplus capacity available in all	
			catchment schools.	
Distance:	How far is the		A = 400 - 800m	
Primary	nearest primary		7. – 100 00011	
School	school?		669m ACF from centre of site to Melbourn	
20.1001			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 Melbourn	
			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	
	public transport,	
	and cycling. Scores	
	determined by the	
D: (four criteria below.	O Mail: 000 (4)
Distance: bus		G = Within 600m (4)
stop / rail station	ļ	507m to pooroot bug stop ACE (Molbourn
Station		507m to nearest bus stop ACF (Melbourn, Russett Way)
Frequency of		R = Hourly service (2)
Public	ļ	ix = Floury Service (2)
Transport	ļ	hourly service (26 Service)
Public		GG = 20 minutes or less (6)
transport	ļ	20 11
journey time to	ļ	31 Minutes (Melbourn, Russett Way to
City Centre	ļ	Cambridge, Emmanuel Street)
,	ļ	11 Minutes (Melbourn, Russett Way to
	ļ	Royston, Bus Station)
Distance for		G = 5km to 10km (4)
cycling to City	ļ	
Centre	ļ	5.24km ACF centre of site to Royston
		Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,612m ACF from centre of the site to
	station?	Meldreth Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	No consity constraints identified as a
	where there is	No capacity constraints identified, safe
Non Osii	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	The Highway Authority will be suited as a
	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.
		เนบแนซอ.

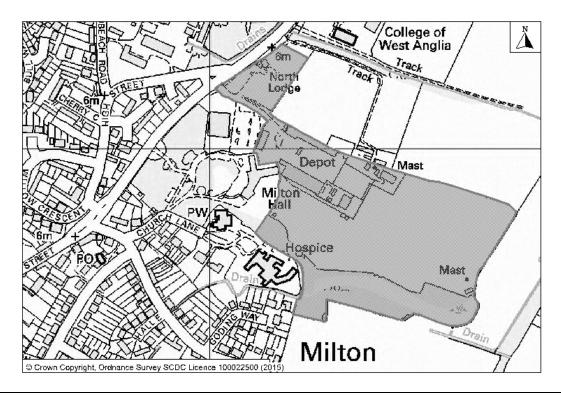
Site Information Development Sequence Minor Rural Centre

Site reference number(s): SC132

Consultation Reference numbers: 35 (I&O 2012)

Site name/address: The Former EDF Depot & Training Centre, Ely Road, Milton

Map:



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

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

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

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

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

Potential residential capacity: 128 dwellings (30 dph)

LAND			
PDL	Would	AMBER = Partially on PDL	
	development make		

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

			91 12 14 14
			measures will achieved through the
			development process, e.g. as part of Sustainable Drainage Systems (Suds)
BIODIVERSITY	,		Sustainable Drainage Systems (Suus)
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Citoo	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). Various
	(Including		TPOs around the site, but assumption is
	International and		impact can be mitigated.
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
blodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		······································
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		1 11 1
	by a Tree		A group of protected trees adjoin the north
	Preservation Order		west tip of the site. Another group lies
	(TPO)?		around the Children's Hospice adjoining the
			southern boundary of the site. A group of
			Elm saplings and several individual trees
			are also protected in the grounds of Milton
			Hall to the west. Two further groups of protected trees lie approximately 75m to the
			east and to the south east.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
LANDSCADE	TOWNSCADE AND O	III TUDAL '''	development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

	T	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Minor Positive Impact (Development would
		relate to local landscape character and offer
		opportunities for landscape enhancement) -
		potential to improve the site through
		removal of industrial / commercial buildings
		and associated hardstanding.
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	Minor Positive Impact (Development would
	through	relate to local townscape character and
	appropriate design	offer opportunities for enhancement) -
	and scale of	potential to improve the site through
	development?	removal of industrial / commercial buildings
		and associated hardstanding, with care to
		protect the ICF along Ely Road and Church
		Lane.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) –
	conservation	Grade II Listed North Lodge is located in the
	areas, listed	northern part of the site and the site is
	buildings,	adjacent to Grade II Listed Milton Hall with
	registered parks	its significant designed landscape. Also part
	and gardens and	of the setting of Grade II* Listed Parish
	scheduled	Church, and other Grade II Listed Buildings
<u> </u>	monuments)?	and Conservation Area.
CLIMATE CHA		AMBED
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
E. 15::	energy resources?	ODEEN EL LE LUI LUI
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	00550
()non Snaco	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is

	af and Page	Language de la caracter
	of publically	provided onsite
	accessible open	Dovolonment would exact a value or
	space?	Development would create minor
		opportunities for new public open space as the promoter includes open space and
		sports pavilion as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW - CIVILI OF OURIE PROVISION
Facilities	sports facilities?	0.8km ACF from centre of the site to Milton
1 aciiiles	sports racilities:	Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	AWBER = 400 - 000111
1 domaio	for children and	708m ACF from centre of the site to west of
	teenagers?	Humphries Way and south of Sutton Close,
	toonagoro.	Milton.
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	596m to The White Horse pub, central to
	centre?	the surrounding services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
51	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	700 407 () () () ()
	centre or GP	732m ACF from centre of site to Milton
Vov.Lees!	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,	dovolopinoni.
	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	

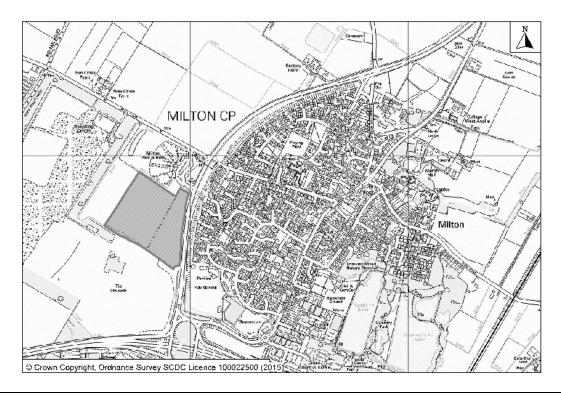
	with existing	
FCONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adjacent to the 400/
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The
	of Cambridge, town, district and local centres?	assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.

	T	ı	
			Insufficient secondary and primary school places.
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		762m ACF from centre of site to Milton Primary School.
Distance:	How far is the		R = Greater than 3km
Secondary	nearest secondary		
School	school?		3.7km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
1	routes are		
	accessible near to		
HODT	the site?		DED. Oandar dara not most the
HQPT	Is there High		RED = Service does not meet the requirements of a high quality public
	Quality Public Transport (at edge		transport (HQPT)
	of site)?		transport (HQFT)
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		
Distance: bus	four criteria below.		G = Within 600m (4)
stop / rail			G = WILTHIN 600111 (4)
station			438m ACF from the centre of the site to the
Station			nearest bus stop.
Frequency of			R = Hourly service (2)
Public			, , ,
Transport			
Public			GG = 20 minutes or less (6)
transport			
journey time to			15 Minutes from Milton to Cambridge.
City Centre			O. Flore to 40lus: (4)
Distance for			G = 5km to 10km (4)
cycling to City Centre			5.53km ACF from the centre of the site to
Cernie			Cambridge Market.
Distance:	How far is the site		R = >800m
Railway	from an existing or		
Station	proposed train		2,741m ACF from centre of the site to
Δ.	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?	

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

Мар:



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

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

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

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

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: 215 dwellings (30 dph)

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

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

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

_				
			significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.	
Townscape	Will it maintain and enhance the diversity and distinctiveness of		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) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.	
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes	
Heritage	Will it protect or enhance sites, features or areas of historical,		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.	
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	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.	

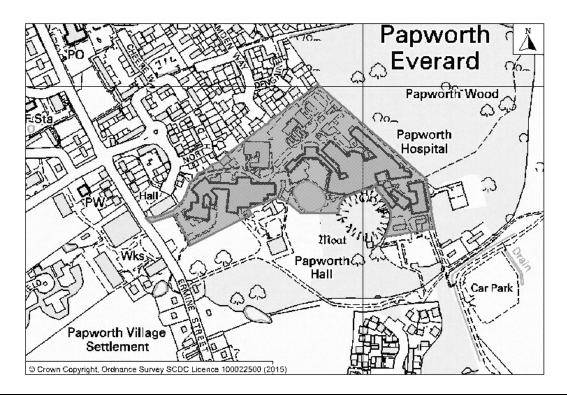
Distance: Play Facilities of children and teenagers? Will it provide for the accommodation needs of Gypsies and Traveller and Traveller of Centre District or Local Centre District or Local Centre Poservice Provise Provi		1	
Distance: Play Facilities Interpretation of the provision of the site of control of the site of the s			
Facilities nearest play space for children and teenagers? Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 297m ACF from centre of the site to Milton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. Postance: District or Local centre of the nearest bistrict or Local centre? Distance: City Centre? Distance: GP Service Distance: GP Service Will it improve quality and range of key local services? 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?) Community Facilities Integration with Existing Communities No assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities and services and analyse and reade the policy. Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to Milton Recreation Ground. Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to Milton Provision. AMBER = No Impact on Facilities (Milton, High Street) R = >800m R = Sa00m R = >800m R = >800m R = >800m R = Sa00m	Distance: Plav	How far is the	
for children and teenagers? Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 297m ACF from centre of the site to Milton Recreation Ground. AMBER = No Impact the accommodation needs of Gypsies and Travellers and Travelers and Travellers and Travellers and Travelers and Travellers an	-		
teenagers? dwellings, which would be required to deliver on site facilities to meet policy. 297m ACF from centre of the site to Milton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. AMBER = No Impact No effect on pitch or plot provision. Resolution No facilities proposed dire	1 dollidos		Assume onside provision as site of over 200
deliver on site facilities to meet policy.		teenagers?	
Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelers and Travelrers and Travel			
Recreation Ground.			donver on one identities to meet policy.
Recreation Ground.			297m ACF from centre of the site to Milton
Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from edge of defined Cambridge City Centre?			
Traveller the accommodation needs of Gypsies and Travellers and T	Gyney &	Will it provide for	
accommodation needs of Gypsies and Travelliers and Travelling Showpeople? Distance: District or Local Centre Entre of Centre District or Local Centre District or Local Centre Entre of Centre District or Local Centre Entre or GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Aware R = >800m R = Seoum R = >800m R = Seoum R = >800m R = Seoum esurates at eatre tertre ACF (Mitton, High Resurates)		•	AWBER - No Impact
needs of Gypsies and Travellers and	Travellel		No offect on pitch or plot provision
and Travelliers and Travelliers and Travelliers and Travelliers and Travelliers and Travelliers and Showpeople? Distance: District or Local Centre District or Local Centre District or Local Centre? Distance: City Centre? Distance: GP Distance: GP Service Distance: GP Service Distance: GP Service Alow far is the site from edge of defined Cambridge City Centre? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubseter?) Community Facilities Community Facilities Integration Will it encourage and enable engagement in community activities? Integration Will Existing Communities Alow far is the street R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. Community Facilities R = >800m Surgery. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities? Site separated from the village facilities and services by the busy A10.			ino effect off pitch of plot provision.
Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre? Distance: City Centre? Distance: City Centre Distance: GP Service R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities of an area of the golf course but all other facilities are being retained. Distance: GP Service AMBER = No impact on facilities (or satisfactory mitigation proposed directly as a result of the development in community accilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities? Site separated from the village facilities and serv			
Distance: District or Local Centre District or Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Now far is the site nearest health centre or GP service? R = >800m R = Se00m R = >800m R = Se00m R = >800m R = Se00m R = Se00m R = >800m R = Se00m ReSeaucity as a result of Milton surgery. R = Se00m Reseaucity as a result of the development on the site integrate with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.			
Distance: District or Local Centre District or Local Centre District or Local Centre District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: City Distance: Ci		_	
District or Local Centre District or Local Centre District or Local centre? Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration Integration Local Centre B70m of nearest centre ACF (Milton, High Street) R = >800m R = >800m R = >800m R = >800m 889m ACF from centre of site to Milton Surgery. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities? Site separated from the village facilities and services by the busy A10.			5 000
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? How far is the site from edge of defined Cambridge City Centre? How far is the service How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community activities? GREEN = Development. The propriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. Sicilities lost, and no new facilities are being retained. Sicilities lost, and no new facilities are being retained. Sicilities lost, and no new facilities proposed directly as a result of the development. Sicilities lost, and no new facilities are being			R = 800 m
Centre? Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration Integration Communities Centre or GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Integration Will it encourage and enable engagement in community activities? How well would the development. RED = Limited scope for integration with existing communities? Site separated from the village facilities and services by the busy A10.			070 () () () () () () () ()
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Postrice Distance: GP Service R = >800m R = S00m R = S0	Local Centre		, ,
Centre defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Facilities First medge of defined Cambridge City Centre? R = >800m R = >809m ACF from centre of site to Milton Surgery. AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). Of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.			,
Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities Integration with Existing Communities? Wey Local Will it insprove quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Response of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. Response of any community facilities or replacement / appropriate mitigation possible. Response of any community facilities or replacement / appropriate mitigation possible. Response of any community facilities or replacement / appropriate mitigation possible. Response of any community facilities or replacement / appropriate mitigation possible. Site separated by non-residential land uses with existing communities? Site separated from the village facilities and services by the busy A10.	•		R = >800m
City Centre? Bistance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities R = >800m 889m ACF from centre of site to Milton Surgery. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. etc?) Community Facilities 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. How well would the development. How well would the development on the site integrate with Existing communities? Site separated from the village facilities and services by the busy A10.	Centre		
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsete?) Community Facilities Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Will will will would the development on the site integrate with existing communities? R = >800m 889m ACF from centre of site to Milton Surgery. RAMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.			
Service nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and enable engagement in community activities? Integration Will Existing Communities Negrey. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. 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 Site separated from the village facilities and services by the busy A10.		·	
Centre or GP Service? S89m ACF from centre of site to Milton Surgery.			R = >800m
Service? Surgery.	Service		
Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the with Existing Communities How well would the site integrate with existing communities? Will it either and leisure with existing communities? AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.			
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities How well would the with Existing Communities Integration with existing Communities Of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? Or an area of the golf course but all other facilities are being retained. 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 Site separated from the village facilities and services by the busy A10.			
Services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities and enable engagement in community activities? No facilities lost, and no new facilities or replacement / appropriate mitigation possible.	Facilities		satisfactory mitigation proposed).
facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Facilities including health, education and leisure (shops, post offices, pubs etc?) 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 Site separated from the village facilities and services by the busy A10.		1	
health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? health, education development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. 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 Site separated from the village facilities and services by the busy A10.			
and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Above the loss of any community activities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities? Site separated from the village facilities and services by the busy A10.		facilities including	
community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Post offices, pubs etc?) Will it encourage and enable engagement in community activities? 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 Site separated from the village facilities and services by the busy A10.			
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Site separated from the village facilities and services by the busy A10. 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		and leisure (shops,	loss of an area of the golf course but all
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities 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 Site separated from the village facilities and services by the busy A10.		post offices, pubs	other facilities are being retained.
Facilities and enable engagement in community activities? 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? Site separated from the village facilities and services by the busy A10.			
engagement in community activities? 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? Site separated from the village facilities and services by the busy A10.	•		·
community activities? 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? Site separated from the village facilities and services by the busy A10.	Facilities	and enable	the loss of any community facilities or
activities? 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? Site separated from the village facilities and services by the busy A10.		engagement in	replacement / appropriate mitigation
activities? 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? Site separated from the village facilities and services by the busy A10.			
proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site separated from the village facilities and services by the busy A10.		,	
proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site separated from the village facilities and services by the busy A10.			No facilities lost, and no new facilities
Integration with Existing Communities How well would the development on the site integrate with existing communities? Site separated from the village facilities and services by the busy A10.			,
Integration with Existing Communities How well would the development on the site integrate with existing communities? RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.			1 • •
with Existing Communities development on the site integrate with existing communities? existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.	Integration	How well would the	
Communities the site integrate with existing communities? separated by non-residential land uses Site separated from the village facilities and services by the busy A10.	•		
with existing communities? Site separated from the village facilities and services by the busy A10.		•	
communities? Site separated from the village facilities and services by the busy A10.			
services by the busy A10.		_	Site separated from the village facilities and
			· · · · · · · · · · · · · · · · · · ·
ECONOMY	FCONOMY	l	20200 %) 110 % 60) 11101

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

school?		736m ACF from centre of site to Milton C of E Primary School.
How far is the		A = 1 to 3 km
nearest secondary		
school?		2.2km ACF from centre of site to Impington
		Village College.
What type of cycle		RED = No cycling provision or a cycle lane
routes are accessible near to the site?		less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
Is there High Quality Public Transport (at edge		GREEN = High quality public transport service
Scoring		DARK GREEN = Score 19-25
mechanism has been developed to consider access to		Total Score of 24
and quality of public transport, and cycling. Scores determined by the four criteria below		
Todi citteria below.		GG = Within 400m (6)
		292m to nearest bus stop (Milton, Park and Ride)
		GG = 10 minute frequency or better (6)
		10 minute service (99 P&R service)
		GG = 20 minutes or less (6)
		20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
		GG = Up to 5km (6)
		-1 (-)
		4.65km ACF to Cambridge City Centre
How far is the site		R = >800m
		0.040 4.05 frag
		3,943m ACF from centre of the site to Waterbeach Station.
		GREEN = No capacity / access constraints
·		identified that cannot be fully mitigated.
		The same of the sa
where there is		No capacity constraints identified, safe
available capacity?		access can be achieved.
Will it make the		AMBER = No impacts
transport network		
or cycling facilities?		
	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 determined by the four criteria below. How far is the site from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport, walking	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 determined by the four criteria below. How far is the site from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport, network safer for public transport, walking

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC151			
Consultation Reference numbers: 45 (I&O 2012)			

Site name/address: Papworth Hospital, Papworth Everard **Map:**



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

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

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

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

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

Potential residential capacity: 118 dwellings (30 dph)

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

	best and most	
	versatile	
N4' I -	agricultural land?	ODEEN O'Co is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
POLLUTION	reserves?	
	Would the	CDEEN Minimal national value of
Air Quality	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.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
719,1171	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	DARK GREEN = Would remove existing
	Odour, light noise	significant source of pollution
	and vibration	
	problems if the site	Development would remove the hospital
	is developed, as a	use from the site that creates nuisance and
	receptor or	residential development would result in
	generator	significant improvements to the local noise
	(including	climate and the living environment of
	compatibility with	existing residential premises.
	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
		its existing hospital use. Potential for minor
		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 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
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		greenspace. No or negligible impacts.
	interest, and		Minor negative impact on protected sites
	-		
	geodiversity? (Including		and species. The site is adjacent to Papworth Wood SSSI.
	International and		Papwortii vvood 555i.
	locally designated		
5	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		212 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	Plan targets, and		
	maintain		
	connectivity		
	· ·		
	between green		
TDO	infrastructure)?		AMPED Any adverse impost an protected
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Records show that the site includes trees
	Preservation Order		protected by Tree Preservation Orders.
	(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		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?		Noutral impact (generally competible or
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process,
			including ensuring no harm to Papworth
			Wood that provides a significant eastern
			edge to the village, creating a substantial
			cago to the village, creating a substantial

			buffer between the village and the arable	
			fields.	
Townscape	Will it maintain and		DARK GREEN = Development would relate	
	enhance the		to local townscape character and offer	
	diversity and		significant opportunities for townscape	
	distinctiveness of		enhancement.	
	townscape			
	character, including		Significant positive impact (development	
	through		would relate to local townscape character	
	appropriate design		and offer significant opportunities for	
	and scale of		enhancement) - redevelopment of this site	
	development?		would allow the unattractive modern	
			buildings and extensions to be removed and	
			the settings of the listed buildings, buildings	
			of local architectural or historic interest and	
			scheduled monument to be enhanced.	
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		DARK GREEN = Significant opportunities	
	enhance sites,		for enhancement.	
	features or areas of			
	historical,		Significant positive impact on heritage	
	archaeological, or		assets - redevelopment of this site would	
	cultural interest		allow the settings of the listed buildings,	
	(including		buildings of local architectural or historic	
	conservation		interest and scheduled monument to be	
	areas, listed		enhanced.	
	buildings,			
	registered parks			
	and gardens and			
	scheduled			
	monuments)?			
CLIMATE CHA	NGE			
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable		renewables would apply.	
	energy resources?			
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk	
			Flood Zone 1 and no drainage issues that	
			cannot be appropriately addressed	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the		GREEN = Assumes minimum on-site	
	quantity and quality		provision to adopted plan standards is	
	of publically		provided onsite	
	accessible open			
	space?		Neutral impact (existing features retained or	
			appropriate mitigation).	
Distance:	How far is the		GREEN = <1km or onsite provision	
Outdoor Sport	nearest outdoor		0.01 4.05 () ()	
Facilities	sports facilities?		0.6km ACF from centre of the site to	
			Papworth Everard Recreation Ground.	

	T.,	111555 400 000
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	665m ACF from centre of the site to
	teenagers?	Papworth Everard Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	437m ACF to the High Street - location
	centre?	chosen as representation of central point of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	477m ACF from centre of site to The
	service?	Surgery, Papworth Everard.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. The
	health, education	development proposes some non-
	and leisure (shops,	residential uses e.g. employment, retail and
	post offices, pubs	community uses
	etc?)	,
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	F
		New facilities or improved existing facilities
		are proposed of minor benefit. The
		development proposes some non-
		residential uses e.g. employment, retail and
		community uses
Integration	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.
25	with existing	and a man dominanty.
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(232290)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	manapio Bopiiradion 2010.
<u></u>	Particularly III	

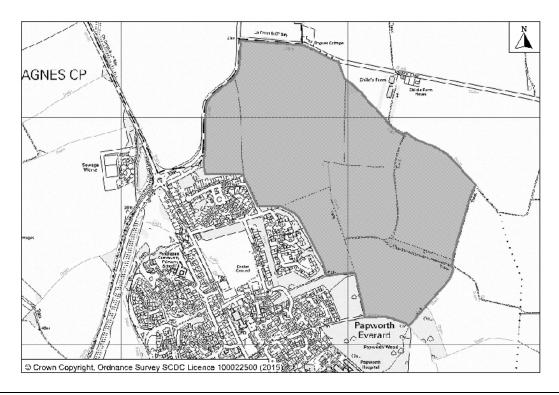
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
g	shopping	vitality and viability of existing centres.
	hierarchy,	Trianty and videnity of exicting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	1	, , , , , , , , , , , , , , , , , , , ,
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	ODEEN 41 II (C.) (
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 008C (Papworth Hospital
		and village centre)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	(, , , , , , , , , , , , , , , , , , ,
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
	omproymont rand:	result of the loss of existing employment
		land. The loss of employment opportunities
		provided by the hospital would be
		compensated to some extent by the
		· · · · · · · · · · · · · · · · · · ·
1 14:11:41:0.0	Mill it incomes to the	proposed non-residential uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is likely to require
	communications	local and upstream reinforcement of the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare mains water capacity within the
		distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japacity	capacity?	constraints can be appropriately miligated
	σαρασιτή :	School capacity not sufficient, but significant
Diotomas	How for in the	issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m

Primary	noaroet primary	
School	nearest primary school?	770m ACE from control of site to Bondrogen
SCHOOL	SCHOOL?	779m ACF from centre of site to Pendragon
		Community Primary School, Papworth
		Everard.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.6km ACF from centre of site to
		Cambourne Village College.
TRANSPORT		Carriscarrie vinage Conego.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Rodies	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.
00010 (0000)	consider access to	Total score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		259m ACF from the centre of the site to the
		nearest bus stop (1 service).
Frequency of		RR= Less than hourly service (0)
Public		, , , ,
Transport		2 hour service.
Public		GG = 20 minutes or less (6)
transport		33 = 28 minutes of 1888 (8)
journey time to		13 Minutes from Papworth Everard to St.
		Ives.
City Centre Distance for		11.001
		G = 5km to 10km (4)
cycling to City		0.70km ACE from the equation of the other
Centre		8.70km 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	9,347m ACF from centre of the site to St
	station?	Neots Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
		mugauon.
	where there is	Minor pagative effects incomplies of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the access
		link to the public highway is unsuitable to
1	1	serve the number of units that are being

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

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

Мар:



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

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

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

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

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

Potential residential capacity: 981 dwellings (30 dph)

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

Land	development lead	grades 1 and 2 land
Lanu	to the loss of the	grades i and z land
	best and most	Significant loss (20 hectares or more) of
	versatile	best and most versatile agricultural land
	agricultural land?	(Grades 1 and 2) - the whole site is Grade 2
	agriculturar laria.	(over 81 ha)
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	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
		mitigation. The site is of a significant size
		and there is the potential for an increase in
		traffic and static emissions that could affect
AQMA	Is the site within or	local air quality. GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	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. A small part of the site is
	neighbouring	within the safeguarding area for the
	uses)?	Papworth Everard Sewage Treatment
		Works, within which there is a presumption
		against development that would be
Onnto series (1	la thans are 2.1	occupied by people.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
Water	the site?	CDEEN - No impost / Capable of full
vvalei	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
	GHVIIOHIHGHU!	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	1	- Latianiania Dianiago Ofotomo (Oubo).
Designated	Will it conserve	AMBER = Contains or is adjacent to an
Sites	protected species	existing site designated for nature

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

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

	for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		706m ACF from centre of the site to Papworth Everard Recreation Ground.
Gypsy &	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	700 AOF (- th - High Otto- to leasting
Local Centre	District or Local	790m ACF to the High Street - location
	centre?	chosen as representation of central point of services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	700m ACF from centre of site to The
	service?	Surgery, Papworth Everard.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
	111 11 11 11 11 11	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on	existing communities / isolated and/or
Communities	the site integrate with existing	separated by non-residential land uses
	communities?	The scale of development would is out of
	John Harmus:	proportion with the existing built-up area.
ECONOMY	1	I I I Same who are exactly a same ap area.
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.

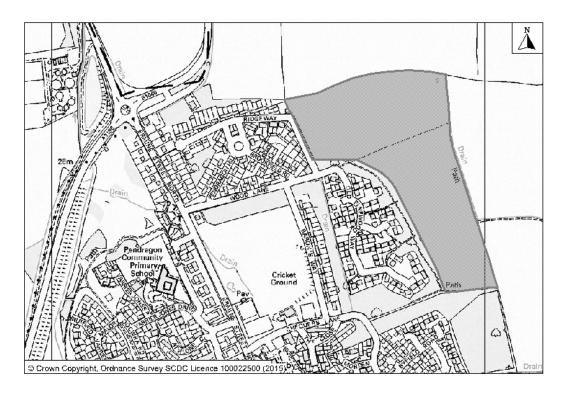
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	5
	supporting the	Development would 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.
Constants and	local centres?	ODEEN. Almo or allocation in for an
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.5km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village centre)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is not supportable
	communications	from the existing electricity network,
	infrastructure and	therefore significant reinforcement and new
	broadband?	network required. There is insufficient spare
		capacity within the distribution zone to
		supply the total number of proposed
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
	<u> </u>	issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	0.47 A O.C. france and transfer of all 1.1.5
School	school?	847m ACF from centre of site to Pendragon
		Community Primary School

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

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC321	
Consultation Reference numbers:	
Site name/address: Land at The Pidgeway, Panworth Everard	

Map:



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

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

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

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

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

Potential residential capacity: 167 dwellings (30 dph)

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

1	
ost	agricultural land (Grades 1 and 2) - small
land?	site but all grade 2.
	GREEN = Site is not within an allocated or
	safeguarded area.
IIIIeiai	
	GREEN = Minimal, no impact, reduced
nt of the	impact.
	'
	Development unlikely to impact on air
sening	quality. Site lies in an area where air quality
/?	acceptable.
	GREEN = >1,000m of an AQMA, M11, or
·	A14
tne	
ntential	GREEN = No adverse effects or capable of
	full mitigation
	Tuli Tilligation
	Development compatible with neighbouring
	uses.
g	
o iblo	CDEEN. Cite not within or adjacent to an
	GREEN = Site not within or adjacent to an area with a history of contamination
OII OII	area with a history of contamination
	Development not on land likely to be
	contaminated.
ct and	GREEN = No impact / Capable of full
	mitigation
	Development unlikely to affect water quality.
t?	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).
NT/O	CDEEN - Door not contain is not adiscent
	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
n	g. cospaco. Ho or Hoghgiolo impacto
d /?	
	Int of the in an sening y? vithin or AQMA, the otential thoise on the site d, as a y with no oten the site d, as a control of the sible equality of the control of the con

	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
🗸	site or immediately		any protected trees
	adjacent protected		4, \$10.00.00
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastiuctuie			
	and green spaces,		of appropriate mitigation
	through delivery of		Novembles and faviations for those matrices of
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
·	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - the site is located on a ridge
			and therefore any built development would
			be a prominent, harsh edge to the village in
			the wide views across the undulating arable
			fields.
Townscape	Will it maintain and		AMBER = negative impact on townscape
1 -	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
	l anough		acvolophich of this site would change the

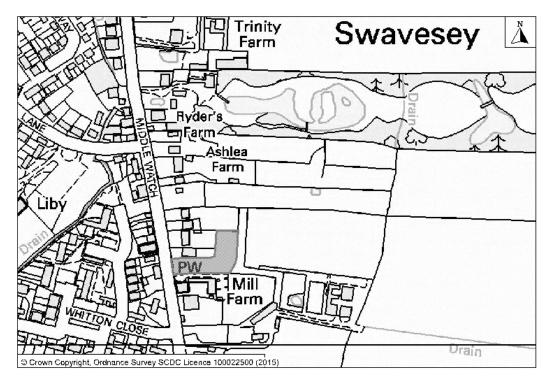
	ammamulate deets		atmone Bases also as at the college
	appropriate design		strong linear character of the village.
	and scale of		
0 0 1	development?		ODEEN N
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		11,7
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zono 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that
	THE AND WELL DEING	•	cannot be appropriately addressed.
	TH AND WELL BEING		CDEEN Assumes minimum on site
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
D: (would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.5km ACF from centre of the site to
			Papworth Everard Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		530m ACF from centre of the site to
	teenagers?		Papworth Everard Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		·
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
	1 Strompoopio:		

D: /		
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest District or Local	602m from poorcot contro ACE (Donworth
Local Centre	centre?	602m from nearest centre ACF (Papworth Everard, Ermine Street North)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Centre	defined Cambridge	
	City Centre?	
	Oity Certife:	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	71 100 000m
Corvido	centre or GP	552m ACF from centre of site to The
	service?	Surgery, Papworth Everard
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	- cameration, management properties
	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	
E00NOW/	communities?	
ECONOMY	Doop it address	AMPED Not within an adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation 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	GREEN = No effect or would support the
S449	shopping	vitality and viability of existing centres.
	hierarchy,	is a second of the second of t
	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
		mission is miss, to apply particularly to office

	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.3km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village centre)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site would require local
	communications	and upstream reinforcements to the
	infrastructure and broadband?	electricity network. There is insufficient spare capacity within the distribution zone to
	broaubanu?	supply the total number of proposed
		properties which could arise if all the
		SHLAA sites with the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
' '	capacity?	11 1 , 3
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	664m ACF from centre of site to Pendragon
		Community Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.3km ACF from centre of site to
TDANODODT		Cambourne Village College.
TRANSPORT	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	DED. No soulle a marielle a se a soule less
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
	uie 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
110011	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	rotal Gool of Tr
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Criteria below.	C Within 600m (4)
		G = Within 600m (4)
stop / rail		FOEm to record has ston ACE (Denusarth
station		535m to nearest bus stop ACF (Papworth
- (Everard, Wood Lane)
Frequency of		RR= Less than hourly service (0)
Public		
Transport		less than hourly service (1 Service)
Public		GG = 20 minutes or less (6)
transport		
journey time to		14 Minutes (Papworth Everard, Wood Lane
City Centre		to St Ives, Bus Station)
Distance for		G = 5km to 10km (4)
cycling to City		·
Centre		8.01km ACF to St. Ives
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	9,472m ACF from centre of the site to St
	station?	Neots Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	3
	available capacity?	Minor negative effects incapable of
	available capacity:	mitigation. Possible capacity constraints -
		the A428 corridor is seriously limited in
		capacity between the A1 and A1198. At
		present there is no realistic prospect of
		resolving this.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
i aciiiles	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC008		
Consultation Reference numbers:		
Site name/address: Land adjacent to 7	'9 Middlewatch, Swavesey	



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

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

Proposed use(s): 10 dwellings

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

Potential residential capacity: 3 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	1 .000.100.	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise from nearby business centre to south, but no history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk and may require assessment.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development	AMBER = Development would have a negative impact on existing features or

reduce habitat fragmentation, enhance network links but capable of appr mitigation	an riata
	opriate
enhance	
	_
native species, and Assumptions for a neutral impact	
help deliver habitat existing features that warrant rete	ention can
restoration (helping be retained or appropriate mitigat	tion will be
to achieve achieved through the development	nt process.
Biodiversity Action	
Plan targets, and	
maintain	
connectivity	
between green	
infrastructure)?	
TPO Are there trees on GREEN = Site does not contain of	or adioin
site or immediately any protected trees	
adjacent protected	
by a Tree	
Preservation Order	
(TPO)?	
Green Will it improve AMBER = No significant opportur	nities or
Infrastructure access to wildlife loss of existing green infrastructu	
and green spaces, of appropriate mitigation	io capabio
through delivery of	
and access to Neutral impact (existing features	retained
green or appropriate mitigation possible	
infrastructure? Assumptions for a neutral impact	,
that appropriate design and mitig	
measures would be achieved thro	
development process.	Jugii tile
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	
Landscape Will it maintain and AMBER = negative impact on lan	dscane
enhance the character, incapable of mitigation	
diversity and	•
distinctiveness of Minor Negative Impact (Developr	nent
landscape conflicts with landscape characte character?	
	,
The village has a strong linear for	
north-south road. As it extends so	
the village 'thins out' into linear de	-
along the main street. The site is	
described as having a virtually co	
boundary of buildings intersperse	
clumps, and enclosed pasture with	
	•
groups of farm buildings. There is	
groups of farm buildings. There is farmland with large arable fields of	
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a	
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east.	and
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and AMBER = negative impact on tow	and vnscape
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and enhance the Groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. AMBER = negative impact on tow character, incapable of mitigation	and vnscape
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and enhance the diversity and Groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. AMBER = negative impact on tow character, incapable of mitigation	vnscape
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and enhance the diversity and distinctiveness of Groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. AMBER = negative impact on tow character, incapable of mitigation distinctiveness of	vnscape
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Minor Negative Impact (development conflicts with townscape character)	vnscape . nent er, minor
groups of farm buildings. There is farmland with large arable fields of long views across to distant hills a windmill to the east. Townscape Will it maintain and enhance the diversity and distinctiveness of Minor Negative Impact (development)	vnscape nent er, minor tigation) -

	oppropriete design	north couth road. As it sytands southwards
	appropriate design and scale of	north-south road. As it extends southwards the village 'thins out' into linear development
	development?	along the main street. Development of this
	de velopment:	site would have a detrimental impact on the
		linear and rural character. A PVAA lies to
		the west.
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 cultural interest	mitigation
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- The site is adjacent to three Grade II
	buildings,	Listed Buildings to the south and wraps
	registered parks	around the rear of two others, and forms
	and gardens and	part of their setting. It may be possible to
	scheduled	mitigate impact through a smaller
	monuments)?	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	NGE	achieved through the development process.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Novinal impact (see Sec. 15-1)
	space?	Neutral impact (existing features retained or
		appropriate mitigation). Assumption is standard requirements for open space
		would apply.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
		Swavesey Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	504 4054
	for children and	504m ACF from centre of the site to
	teenagers?	Swavesey Recreation Ground.

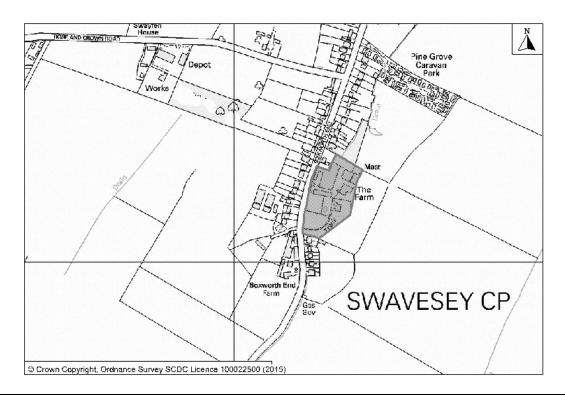
Cupou	Mill it provide for	AMPED No Impact
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
Travellel		
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	R = >800m
District or	from the nearest	N = >000111
Local Centre	District or Local	865m ACF to The White Horse pub which is
Local Certife	centre?	surrounded by a cluster of other services
	CCHIIC:	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000iii
Contro	defined Cambridge	
	City Centre?	
	ony control	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	602m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	CDEEN Development would not lead to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
racilliles		replacement / appropriate mitigation
	engagement in community	possible.
	activities?	possible.
	dollyllico.	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	It may be possible to integrate a smaller
	communities?	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	

	donrived words of	1
	deprived wards of Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing certifes.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED = 25km
71000331D1111y	employment	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
	CONTRO!	Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
24114	in the loss of	is ter employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	455 4054
School	school?	455m ACF from centre of site to Swavesey
D: 4		Primary School
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0.01am AOE from 1221112 at att 1
		0.3km ACF from centre of site to Swavesey
TDANCDORT		Village College.
TRANSPORT	Mhattus a at aval-	DED. No eveline provision on a sucle land
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are accessible near to	less than 1.5m width with medium volume of
		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 Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station		GG = Within 400m (6) 68m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.17km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 13,556 ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Significant negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking		
transport, walking		
or cycling facilities?		
or cycling facilities?		

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC048		
Consultation Reference numbers:		
Site name/address: The Farm, Boxworth End, Swavesey		



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

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

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

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

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

Potential residential capacity: 38 dwellings (30dph)

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

	T. a	1
	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
i diidiidii	Odour, light noise	adequate mitigation
	and vibration	adequate mitigation
		Development competible with neighbouring
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	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 was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	J
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GITVITOTITICITE:	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	J Sustamable Diamage Systems (Suus).
		GREEN - Door not contain is not adjacent
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)		
	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		······gao.
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		ODEEN OF A CONTRACTOR
	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)?		
	Will it improve		AMBER = No significant opportunities or
	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).
i	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TO	OWNSCAPE AND C	JLTURAL HI	
	Will it maintain and		AMBER = negative impact on landscape
•	enhance the		character, incapable of mitigation.
	diversity and		, , , , , , , , , , , , , , , , , , , ,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is very rural and open, with a
			i ilio ono io vony rananana oponi, with a
i			strong countryside character, which sweeps
			strong countryside character, which sweeps
			into the built-up area providing a connection
			into the built-up area providing a connection between the street scene and the
			into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this
			into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the
			into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped
Townscape	Will it maintain and		into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the

	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 village has a strong linear
	and scale of		form on a north-south road. As it extends
	development?		southwards the village 'thins out' into linear
			development along the main street. An
			Important Countryside Frontage runs along
			the whole road frontage of the site. The site
			is very rural and open, with a strong
			countryside character, which sweeps into
			the built-up area providing a connection
			between the street scene and the
			surrounding rural area. Development of this
			greenfield site would completely alter the
			rural character of this relatively undeveloped
			·
Green Belt	What effect would		linear part of the village.
GIEEN DEN			GREEN = No impact or Minor positive impact on Green Belt purposes
	the development of this site have on		Impact on Green Belt purposes
	Green Belt		
Haritaga	purposes? Will it protect or		DED. Cita contains is adiscont to or
Heritage	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 mitigation
	archaeological, or cultural interest		Imitigation
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
			, ,
	areas, listed		 A Grade II Listed Building is within the middle of the site and it is unlikely that it
	buildings,		I
	registered parks		would be possible to mitigate impact on its
	and gardens and		setting. 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
CLIMATE CHA	NGE		development process.
Renewables	Will it support the		AMBER = Standard requirements for
1/CHEWADIES	use of renewable		renewables would apply
	energy resources?		Tonowabies would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
I IUUU NISK	is site at 11000 HSK?		ONLLIN - I IOOU ZUHE I / IOW IISK
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEALT	│ 「H AND WELL BEING	-	Learner be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Sport Opado	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	accessible open		

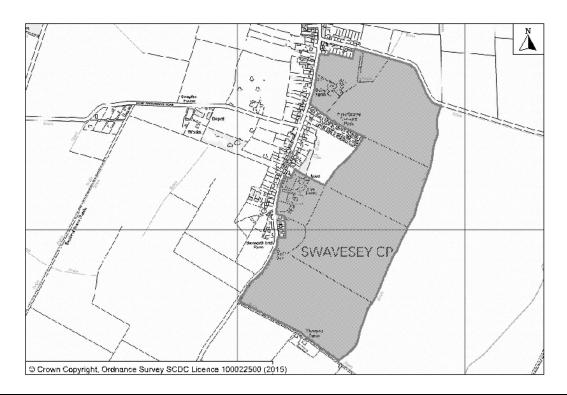
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		UNIDEL - LOVIII
Facilities	sports facilities?		1.5km ACF from centre of the site to
i aciiiles	sports facilities:		Swavesey Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		KED = >600111
raciiiles	for children and		1,441m ACF from centre of the site to
	teenagers?		Swavesey Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		AMBER = No Impact
Traveller	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		>000111
Local Centre	District or Local		1,776m ACF to The White Horse pub which
	centre?		is surrounded by a cluster of other services
	00111101		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		363m ACF from centre of site to Swavesey
	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?)		ODEEN D. I
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 we have feetilities
			No facilities lost, and no new facilities
			proposed directly as a result of the
Intogration	How well would the		development.
Integration with Existing			RED = Limited scope for integration with
Communities	development on		existing communities / isolated and/or separated by non-residential land uses
Communities	the site integrate with existing		separated by non-residential land uses
	communities?		Development would completely alter the
	Communities:		rural character of this relatively undeveloped
			part of the village.
ECONOMY	l		part of this things.
ECUNUWII			

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

		Swavesey Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
0011001	0011001.	1.0km ACF from centre of site to Swavesey
		Village College.
TRANSPORT	I.	· mage conege.
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.
		uni-directional hybrid cycle lanes.
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 four criteria below.	
Distance: bus	Tour Citteria below.	GG = Within 400m (6)
stop / rail		33 = Wittiii 400iii (0)
station		329m 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 Swavesey to St. Ives.
City Centre		C Flom to 10km (1)
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.28km ACF from the centre of the site to
3011110		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,673m ACF from centre of the site to
	station?	Huntingdon 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. The Highways
		Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial

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

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC049		
Consultation Reference numbers:		
Site name/address: Land to east of Boxworth End. Swavesev		



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

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

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

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

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

Potential residential capacity: 738 dwellings (30 dph)

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

	Transaction of	
	best and most	
	versatile	
NA'	agricultural land?	ODEEN O'to be not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	A company all montress the reliance the control of
	reserves?	A very small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
DOLLUTION		impact.
POLLUTION	Mandal Han	AMPED. Citalian page accuracy of air
Air Quality	Would the	AMBER = Site lies near source of air
	development of the sites result in an	pollution, or development could impact on
		air quality adverse impacts.
	adverse	Dayslanment could impact on air quality
	impact/worsening of air quality?	Development could impact on air quality, with minor negative impacts incapable of
	or all quality:	mitigation. This site is located close to the
		Councils' Air Quality Management Area and
		is of a significant size. Extensive and
		detailed air quality assessments will be
		required to assess the cumulative impacts
		of this and other proposed developments
		within the locality on air quality along with
		provision of a Low Emissions Strategy.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
7 (3(17) (near to an AQMA,	A14
	the M11 or the	/ / /
	A14?	919m ACF from edge of site to A14.
Pollution	Are there potential	AMBER = Adverse impacts capable of
· ondion	Odour, light noise	adequate mitigation
	and vibration	and quant mangement
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate. Possible noise and
	,	malodour from Boxworth End Farm as
		proposals would be closer than existing
		residential. No history of complaints. Minor
		to moderate noise / odour risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination

Water	Will it protect and		GREEN = No impact / Capable of full
· · · · · · · · · · · · · · · · · · ·	where possible		mitigation
	enhance the quality		g
	of the water		Assumptions for a neutral impact are that
	environment?		appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			3 - 3 - 3 - 3
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
0	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of landscape character?	landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
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 village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontages of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.
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	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) - A Grade II Listed Building is within the site

registered parks and gardens and scheduled monuments)? Betting, Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it support the use of renewable energy resources? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Will it increase the nearest outdoor sports facilities? Distance: How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the eastern part of the site to Swavesey Recreation Ground. AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No Impact RED = 8000m AMBER = No Impact AMBER = No		1		
scheduled monuments)? CLIMATE CHANGE				
monuments)? neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Will it support the use of renewable energy resources?				
CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Pacilities Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Traveller Distance: Distance: District or Local Centre Distance: City Distance: Centre Distance: City Centre Distance: City Distance: Centre Distance: City Distance: Centre Distance: City Centre? Distance: City Centre? Distance: GP Distance: GP Distance: GP Distance: City Centre? AMBER = Standard requirements for renewables would apply. AMBER = Standard requirements for and to cannot be appropriately addressed. A small pant of the north easten part of the site is within Flood Zones 2 and 3. GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite ANBER = Assumes minimum on-site provision to adopted plan standards is provided onsite ANBER = 1-3km 1.6km ACF from centre of the site to Swavesey Recreation Ground. RED = >800m AMBER = No Impact 1.505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1.862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m				
CLIMATE CHANGE Will it support the use of renewable energy resources?				• • • • • • • • • • • • • • • • • • • •
Renewables Will it support the use of renewable energy resources?				
Use of renewable energy resources? GREEN = Flood Zone 1 / low risk				
Energy resources? GREEN = Flood Zone 1 / low risk	Renewables			•
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Ogpsy & Traveller Traveller Distance: How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers District or Local centre? Distance: City Centre Distance: City Centre Distance: GP How far is the site from edge of defined Cambridge City Centre? A ERD = Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within the village. GREEN = Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within the village. GREEN = Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within the village. GREEN = Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the sattern or and not eastern part of the site is within the village. Reposition to adopted plan standards is provided onsite Reposition to adopted plan standards is provided onsite Neutral impact (existing features retained or approprision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriosion to adopted plan standards is provided onsite Reposition to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriosion to adopted plan standards is provided onsite Neutra				renewables would apply
Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Facilities Distance: Play Facilities Distance: Play Facilities RED =>800m 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact AMBER = No Impact RED =>800m 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. Distance: City Centre Distance: City Centre Distance: GP Distance: GP Distance: GP Distance: GP Distance: GP Distance: GP AHOW far is the site from edge of defined Cambridge City Centre? Distance: GP Brown far is the site from edge of defined Cambridge City Centre? A = 400 - 800m	Flood Dick			GDEEN - Flood Zono 1 / Jow rick
Cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING	FIOOU KISK	is site at 11000 fisk?		GREEN = Flood Zone 17 low lisk
Cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3. HUMAN HEALTH AND WELL BEING				Flood Zone 1 and no drainage issues that
Within Flood Zones 2 and 3.				•
Distance: Play Facilities				•
Open Space Will it increase the quantity and quality of publically accessible open space? Space? Open Space				within Flood Zones 2 and 3.
quantity and quality of publically accessible open space? Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Will it provide for the accommodation needs of Gypsies and Travellers and Traveller Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP How far is the site form deg of defined Cambridge City Centre? Possible Provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. AMBER = 1-3km 1.6km ACF from centre of the site to Swavesey Recreation Ground. RED = >800m 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact AMBER = No Impact R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m A = 400 - 800m			<u> </u>	CDEEN Assures a minimum and all
of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travellers District or Local Centre District or Local Centre Distrance: City Centre? Distance: GP How far is the site from edge of defined Cambridge City Centre? Distance: GP Service AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km AMBER = No Impact RED = >800m 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact R = >800m Traveller AMBER = No Impact AMBER = No Impact R = >800m R = >800m Travelling Showpeople? R = >800m AMBER = No Impact R = >800m Travelling Showpeople? AMBER = No Impact R = >800m Travelling Showpeople? AMBER = No Impact R = >800m Travelling Showpeople? AMBER = No Impact R = >800m AMBER = No Impact AMBER = No Impact AMBER = No Impact AMBER = No Impact R = >800m Travelling Showpeople? AMBER = No Impact R = >800m Traveller AMBER = No Impact AMBER = No Imp	Open Space			
accessible open space? Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. Distance: Outdoor Sport Facilities sports facilities? Facilities sports facilities? Distance: Play Facilities sports facilities? Distance: Play Facilities Facilities sports facilities? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre Distance: City Centre? Distance: GP How far is the site from edge of defined Cambridge City Centre? Distance: GP Service AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km AMBER = No Impact T,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = No Impact 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = 1-3km 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = 1-3km 1,505m ACF from centre of the site to Swavesey Recreation Ground. 1,505m ACF from centre of the site to Swavesey Recreation Ground. AMBER = 1-3km 1,505m ACF from centre of the site to Swavesey Recreation Ground. 1,505m ACF from centre of the site to Swavesey Re				
Space? Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. Distance: Outdoor Sport Facilities				provided directo
Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: District or Local Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: Or More far is the site for experiments for open space would apply. AMBER = 1-3km AMBER =		-		Neutral impact (existing features retained or
Distance: Outdoor Sport Facilities				
Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: City Centre Distance: City Centre Distance: GP Service Distance: Outdoor sports facilities? AMBER = 1-3km 1.6km ACF from centre of the site to Swavesey Recreation Ground. RED = >800m AMBER = No Impact AMBER = No Impact R = >800m Traveller AMBER = No Impact R = >800m T,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m ARED = 3800m AMBER = 1-3km ARED = 1-3km ARE				
Outdoor Sport Facilities In earest outdoor sports facilities? In earest outdoor sports facilities? In earest outdoor sports facilities? In earest play space for children and teenagers? In ear	D: 4			
Facilities sports facilities? Distance: Play Facilities				AMBER = 1-3km
Swavesey Recreation Ground.				1.6km ACE from centre of the site to
Distance: Play Facilities How far is the nearest play space for children and teenagers? 1,505m ACF from centre of the site to Swavesey Recreation Ground.	1 aciiiics			
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: District or Local centre? Distance: City Centre Distance: City Centre? Distance: GP Service For children and teenagers? AMBER = No Impact AMBER = No Im	Distance: Play	How far is the		
teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers or Local Centre District or Local centre? Distance: City Centre Distance: City Centre? Distance: GP Service Swavesey Recreation Ground. AMBER = No Impact ABER = No Impact	Facilities			
Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre? Distance: City Centre Distance: City Centre? Distance: City Centre? Distance: City Centre? Distance: City Centre? AMBER = No Impact A = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m A = 400 - 800m				
Traveller the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre District or Local centre? Distance: City Centre Distance: City Centre? Distance: City Centre? Distance: GP Service The district or Local centre from edge of defined Cambridge City Centre from earest health Traveller R = >800m R = >800m R = >800m A = 400 - 800m				
accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service A = 400 - 800m		•		AMBER = No Impact
needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service New far is the site from edge of defined Cambridge City Centre New far is the site from edge of nearest health A = 400 - 800m	Travellel			
and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: City Centre? Distance: GP Service and Travellers and Travellers and Travelling Showpeople? R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m A = 400 - 800m				
Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre? Distance: GP How far is the site from edge of defined Cambridge City Centre? A = 400 - 800m				
Distance: District or Local Centre District or Local Centre District or Local centre? Distance: City Centre Distance: GP Service How far is the site from the nearest District or Local centre? R = >800m 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m A = 400 - 800m		Travelling		
District or Local Centre District or Local centre? District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service District or Local 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m A = 400 - 800m				
Local Centre District or Local centre? 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. Distance: City Centre R = >800m R = >800m Distance: GP How far is the city Centre? A = 400 - 800m				R = >800m
centre? Distance: City Centre How far is the site from edge of defined Cambridge City Centre? City Centre City Centre R = >800m R = >800m A = 400 - 800m				1 862m ACE to The White Heres sub which
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? City Centre Distance: GP Service A = 400 - 800m	Local Centre			
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? R = >800m R = >800m A = 400 - 800m R = >800m		ochius:		
Centre from edge of defined Cambridge City Centre? Distance: GP How far is the nearest health A = 400 - 800m	Distance: City	How far is the site		
City Centre? Distance: GP How far is the Service A = 400 - 800m A = 400 - 800m				
Distance: GP How far is the Service nearest health A = 400 - 800m				
Service nearest health		City Centre?		
Service nearest health	Distance: GP	How far is the		A = 400 - 800m
				7. – 100 000m
		centre or GP		494m ACF from centre of site to The

	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	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 scale of development would is out of
		proportion with the existing built-up area.
		Development of this very large site would
		completely alter the rural character of this
FOOLION		relatively undeveloped part of the village.
ECONOMY Deprivation	Does it address	AMPED Not within or adjacent to the 400/
Deprivation	pockets of income	AMBER = Not within or adjacent to the 40%
(Cambridge)	and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	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	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation

Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: How far is the semployment development is for employment development in the loss of employment development in the land; and semeral 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. RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey Village College.
employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Bistance: Primary School Distance: Possible of investment in key community services and infrastructure including communications infrastructure and broadband? Education Capacity Education Capacity Bistance: Primary School Edw far is the nearest primary school? Edw far is the secondary School Edw far is the nearest secondary School Edw far is the nearest secondary school? Edw far is the nearest secondary school? AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Equivalent Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Equivalent Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Equivalent Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Equivalent Amagor utilities Infrastructure improvements mitigation Equivalent Amagor utilities Infrastructure improvements mitigation Facility Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Facility Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Facility Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Facility Amagor utilities Infrastructure improvements required, constraints capable of appropriate mitigation Facility Amagor utilities Infrastructure improvements required, constraints can be addressed. The electricity, mains water, gas and sewerage systems will need
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Possible of investment in key community services and infrastructure and broadband? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Beta 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. RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. R = >800m R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Capacity Capacity
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Capacit
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: How far is the secondary School Distance: How far is the Secondary School Primary School Distance: How far is the Secondary School Primary School Distance: How far is the secondary School Primary School Distance: How far is the secondary School Distance: How far is the secondary School Primary School Distance: How far is the secondary School Distance: Secondary School? Primary School Distance: How far is the secondary School Distance: How far is the secondary School? Primary School Distance: How far is the secondary School Distance: Secondary School Primary School Distance: How far is the secondary School Distance: Secondary School Primary School Distance: How far is the secondary School Distance: How far is the secondary School Distance: Secondary School Primary School Distance: How far is the secondary School Distance: How far is the secondary School Primary School Distance: How far is the secondary School
in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity: Bistnee: Distance: Primary School Distance: Bistnee: Bistn
services and infrastructure, including communications infrastructure and broadband? Education Capacity Bis there sufficient education capacity? Distance: Primary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Services and infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
infrastructure, including communications infrastructure and broadband? Education Capacity Belectricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? A = 1 to 3 km Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Insufficient spare school capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: Primary School Distance: How far is the nearest primary school? Distance: Secondary school? A = 1 to 3 km A = 1 to 3 km
communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Eliastructure and broadband? Eliastructure and broadband? Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: Primary School Distance: How far is the nearest primary school Distance: How far is the nearest secondary school? Distance: Secondary school? A = 1 to 3 km 1.2km ACF from centre of site to Swavesey 1.2km ACF from centre of site to Swavesey
infrastructure and broadband? Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school school? Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary school? How far is the nearest secondary school? A = 1 to 3 km 1.2km ACF from centre of site to Swavesey 1.2km ACF from centre of site to Swavesey
Education Capacity Is there sufficient education capacity? RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: Primary School Distance: How far is the nearest primary school? Possible to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey 1.2km ACF from centre of site to Swavesey
Capacity education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the nearest primary school Distance: How far is the school? Distance: How far is the nearest secondary school? A = 1 to 3 km 1.2km ACF from centre of site to Swavesey 1.2km ACF from centre of site to Swavesey
capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the Primary nearest primary school school? Distance: How far is the Secondary School school? Tight definition in spare school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the Primary nearest primary school? Distance: How far is the Secondary School school? How far is the Nearest secondary school? A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the nearest primary school? Distance: Secondary School How far is the nearest secondary school? A = 1 to 3 km A = 1 to 3 km
potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the nearest primary school? Distance: Secondary School How far is the nearest secondary school? A = 1 to 3 km A = 1 to 3 km
Insufficient primary and large deficit in secondary school capacity and this is a large site. Distance: How far is the nearest primary school? Distance: Secondary School? Insufficient primary and large deficit in secondary school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
secondary school capacity and this is a large site. Distance: How far is the Primary School school? Distance: How far is the Secondary School school? Secondary school capacity and this is a large site. R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Distance: How far is the Primary School School? Distance: How far is the Primary School School? Distance: How far is the Secondary School School? Indeed the secondary School School? Indeed the secondary School School? Indeed the secondary School Sch
Distance: Primary School Distance: How far is the nearest primary School? Pistance: Secondary School Nearest secondary School R = >800m 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Primary School School School? Distance: Secondary School School How far is the nearest secondary School School Nearest primary 1,457m ACF from centre of site to Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
School school? 1,457m ACF from centre of site to Swavesey Primary School. Distance: How far is the Secondary School school? A = 1 to 3 km A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Distance: How far is the Secondary School School School School? Swavesey Primary School. A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Distance: How far is the secondary School A = 1 to 3 km A = 1 to 3 km 1.2km ACF from centre of site to Swavesey
Secondary School nearest secondary school? 1.2km ACF from centre of site to Swavesey
School school? 1.2km ACF from centre of site to Swavesey
, , , , , , , , , , , , , , , , , , ,
vinago Conogo.
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 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: hus
Distance: bus G = Within 600m (4)
stop / rail

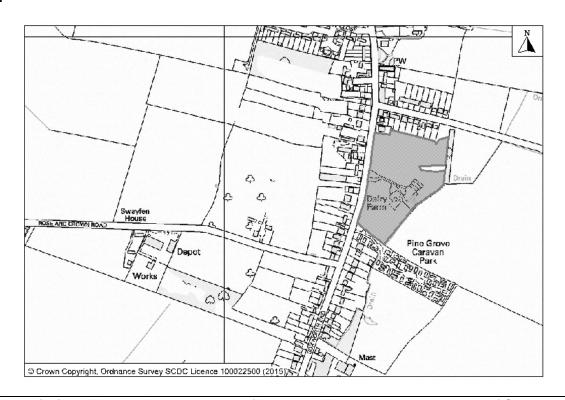
Frequency of		R = Hourly service (2)
Public		, , ,
Transport		
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		23 Minutes from Swavesey to St. Ives
City Centre		·
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.54km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,639m ACF from centre of the site to
	station?	Huntingdon 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. The Highways
		Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being
		deliverable.
Non-Car	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 significant
		improvement to public transport, walking or
		cycling facilities.

Site Information	
Development Sequence	e.g. Edge of Cambridge (Broad Location 1), Rural Centre
Site reference number(s): SC050	

Consultation Reference numbers:

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

Map:



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

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

Current use(s): Farm buildings and paddock

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

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

Potential residential capacity: 80 dwellings (30dph)

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.

	boot and mast	
	best and most versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
willerais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
/ III Quality	development of the	impact.
	sites result in an	pasa
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamilation	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	and diver	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		, and a second s
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
DIODITED OF	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Daga material to the Pro-
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts

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

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

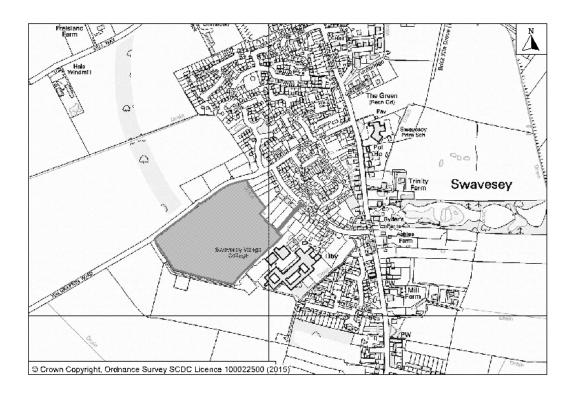
	T	
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	· ·
Facilities	sports facilities?	1.0km ACF from centre of the site to
		Swavesey Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	951m ACF from centre of the site to
	teenagers?	Swavesey Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER = No Impact
Travellel	accommodation	
	needs of Gypsies and Travellers and	
	Travelling	
51.	Showpeople?	5 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,306m ACF to The White Horse pub which
	centre?	is surrounded by a cluster of other services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	198m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
- domaio	of key local	canciacion innaganon propossa,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,	do voiopinoni.
	post offices, pubs	
	etc?)	
Community	· '	CDEEN - Dovolopment would not load to
Community Facilities	Will it encourage	GREEN = Development would not lead to
racilliles	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?	Development would completely alter the
L	1	 il i i i i i i i i i i i i i i i i i i

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

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Сараспу		• • • • •
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	R = >800m
		K = 2000III
Primary	nearest primary	004 4054 4 4 4 4
School	school?	904m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
0011001		0.6km ACF from centre of site to Swavesey
		•
TRANSPORT		Village College.
TRANSPORT	l san e e e	
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	lo thoro Lligh	RED = Service does not meet the
nQFI	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
00010 (0000)	<u> </u>	10101 00010 01 10
ĺ	Longider access to	
	consider access to	
	and quality of	
	and quality of public transport,	
	and quality of public transport, and cycling. Scores	
	and quality of public transport,	
	and quality of public transport, and cycling. Scores	
Distance: bus	and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6)
Distance: bus	and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6)
stop / rail	and quality of public transport, and cycling. Scores determined by the	, <i>,</i>
	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the
stop / rail station	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop.
stop / rail station Frequency of	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the
stop / rail station Frequency of Public	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop.
stop / rail station Frequency of	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop.
stop / rail station Frequency of Public	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop.
stop / rail station Frequency of Public Transport Public	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2)
stop / rail station Frequency of Public Transport Public transport	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4)
stop / rail station Frequency of Public Transport Public transport journey time to	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2)
stop / rail station Frequency of Public Transport Public transport journey time to City Centre	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4)
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives. G = 5km to 10km (4)
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City	and quality of public transport, and cycling. Scores determined by the	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives. G = 5km to 10km (4)
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives. G = 5km to 10km (4) 6.11km ACF from the centre of the site to St. Ives Market.
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:	and quality of public transport, and cycling. Scores determined by the four criteria below. How far is the site	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives. G = 5km to 10km (4) 6.11km ACF from the centre of the site to
stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	208m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives. G = 5km to 10km (4) 6.11km ACF from the centre of the site to St. Ives Market.

	station?	Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

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



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

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

Current use(s): Agricultural

Proposed use(s): 50-75 dwellings with green spaces and community uses as required

Site size (ha): South Cambridgeshire: 7.22 ha.

Potential residential capacity: 162 dwellings (30 dph)

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

Lond	dovolopment	offeet grade 1 and 2 land
Land	development lead to the loss of the	affect grade 1 and 2 land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willicials	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	reserves?	
POLLUTION	1.00000.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a motory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
. rato.	where possible	mitigation
	enhance the quality	3
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain		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	connectivity between green infrastructure)? 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?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 480m to the west.
I ANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	CLI OKAL III	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) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

	1	
	distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential
		development has also been unsuccessful as
		it would adversely change its character. A PVAA lies approximately 105m to the south
Green Belt	What effect would	east. GREEN = No impact or Minor positive
Olden Dell	the development of this site have on Green Belt	impact on Green Belt purposes
Horitogo	purposes?	CDEEN. Site does not contain an adjain
Heritage	Will it protect or enhance sites,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there
	features or areas of historical,	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 CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.7km ACF from centre of the site to

			Swavesey Recreation Ground.		
Distance: Play	How far is the		AMBER = 400 - 800m		
Facilities	nearest play space		THIBER = 400 COOM		
1 dominos	for children and		476m ACF from centre of the site to land		
	teenagers?		east of Moat Way, Swavesey		
Gypsy &	Will it provide for		AMBER = No Impact		
Traveller	the		7 (WBER = No Impact		
Traveller	accommodation				
	needs of Gypsies				
	and Travellers and				
	Travelling				
	Showpeople?				
Distance:	How far is the site		A = 400 - 800m		
District or	from the nearest		7. 100 000		
Local Centre	District or Local		738m ACF to The White Horse pub which is		
Local Contro	centre?		surrounded by a cluster of other services		
			and facilities within the village		
Distance: City	How far is the site		R = >800m		
Centre	from edge of				
	defined Cambridge				
	City Centre?				
Distance: GP	How far is the		R = >800m		
Service	nearest health				
	centre or GP		830m ACF from centre of site to The		
	service?		Surgery, Swavesey		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
	of key local				
	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		
	11 11 11 11 11 11		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		
(Cambiluge)	and employment		Cambridge according to the Index of		
	deprivation		Multiple Deprivation 2010.		
	particularly in				
	Particularly III				

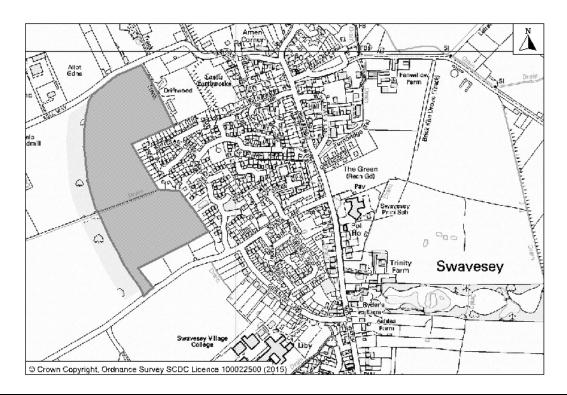
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	shopping	vitality and viability of existing centres.
		Vitality and viability of existing centres.
	hierarchy,	Development 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	
	employment	5.3km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and
	infrastructure and	upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
F	1 (1 (2)	require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity. Site is adjacent
		to secondary school.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	. 100 000
School	school?	544m ACF from centre of site to Swavesey
3011001	3011001:	
		Primary School.

Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.2km ACF from centre of site to Swavesey Village College.
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	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14
Distance: bus		G = Within 600m (4)
stop / rail station		485m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.32km ACF from the centre of the site to St. Ives Marke
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 13,002m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a

		quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new
	transport, walking 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 minor improvement to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC071		
Consultation Reference numbers:		
Site name/address: Land south of Hale Poad, Swayesov		

Мар:



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

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

Current use(s): Agricultural

Proposed use(s): 80 dwellings with open space and related infrastructure

Site size (ha): South Cambridgeshire: 10.76 ha.

Potential residential capacity: 81 dwellings (30 dph)

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

Land	develor es est le est	-#
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Small part of the site within an area
	ļ	designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	, ,	·
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	and quant manganess
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Comamiation	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	9
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		- Castanasio Brantago Oyotomo (Gado).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Jilos	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts
	interest, and	

	geodiversity? (Including International and locally designated sites)		
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		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.
	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. A footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west
•	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of

		the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townsoons	Will it maintain and	
Townscape	enhance the	RED = Significant negative impact on
		townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Cignificant Negative Impact (Development
	townscape	Significant Negative Impact (Development
	character, including	conflicts with landscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - Owing to the slightly sloping
	and scale of	land any new development would be at a
	development?	higher level than the existing village edge
		and probably more visible. It would
		constitute substantial back land
		development. The majority of the site is
		within Flood Zones 2 and 3, with the
		remaining land of a piecemeal nature in
		pockets to the north and south. It would be
		difficult to develop such a site and integrate
		it into the built form of the village.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
-	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the wider setting
	areas, listed	of a Grade II Listed windmill to the west.
	buildings,	Archaeological potential will require further
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
	monuments)?	development process.
CLIMATE CHAN		1 1
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11 7
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		Ŭ
		Flood Zone 3 (or other form of flood risk
		incapable of appropriate mitigation). The
		majority of the site is within Flood Zones 2
		and 3, with the remaining land of a
		piecemeal nature in pockets to the north
		and south. It would be difficult to develop
		and south. It would be difficult to develop such a site and integrate it into the built form

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

Intogration	How well would the	RED = Limited scope for integration with
Integration with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	soparated by non residential land does
	communities?	It would be difficult to develop such a site
		and integrate it into the built form 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.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
11 3	shopping	vitality and viability of existing centres.
	hierarchy,	, , ,
	supporting the	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	F. 71cm ACE from control of site to Courth
	employment centre?	5.7km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial
	Centre?	Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	l o los employment de l'orepinioni
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	Miliana Hallida a Informationa
	infrastructure,	Minor Utilities Infrastructure improvements
	including communications	required, but constraints can be addressed.
	infrastructure and	Electricity is likely to require local and upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
	STOUGHANTU:	within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
Distance:	How far is the	secondary school capacity. A = 400 - 800m
		A = 400 - 600m
Primary School	nearest primary school?	640m ACF from centre of site to Swavesey
Scriooi	SCHOOLS	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
0011001	Concor.	0.6km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		. 9
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	Total acces of 40
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		G = Within 600m (4)
stop / rail		
station		532m 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 Swavesey to St. Ives.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		1.071 1.05 (11 11 11 11 11 11 11 11 11 11 11 11 1
Centre		4.97km ACF from the centre of the site to
Diotomas	How for in the site	St. Ives Market
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	12,734m ACF from centre of the site to
JIALIUII	proposed train	12,134III AOF HOIH CEHILE OF THE SILE TO

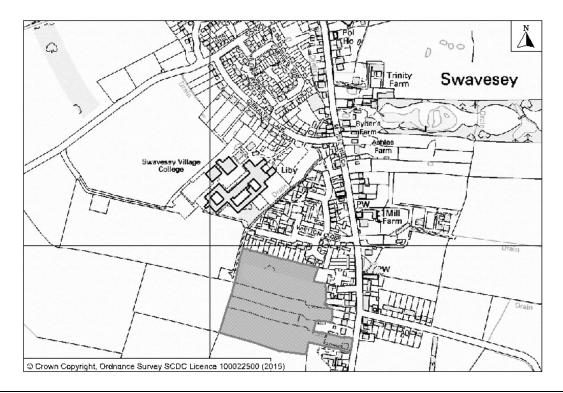
	station?	Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC083	

Consultation Reference numbers: 36 (I&O 2012)

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

Map:



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

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

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

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

Potential residential capacity: 75 dwellings (30 dph)

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

LAND		
PDL	Would	RED = Not on PDL
	development make	

	upp of presidents	The cite includes one residential arrangets
	use of previously	The site includes 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	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	, and the second
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 Quanty	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	,	A14
	the M11 or the	
Dellution	A14?	AMPED Adverse imports conclused
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. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	·
		Development not on land likely to be
		contaminated
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	· J
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Custamusic Diamage Gystems (Guas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Oiles	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	1	<u> </u>
	nature	greenspace. No or negligible impacts.

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

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 village has a strong linear form on a north-south road. The linear development has been extended to the west of the main street, south of the historic core. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors. Important Countryside
		Frontage – to the east of the site on the opposite side of Middlewatch. Protected Village Amenity Area – lies approximately 55m to the north.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an part of the setting of a Grade II Listed Buildings along Middle Watch. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		13.5.5p5.1 p. 50000.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.

HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		provided orisite.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GIVE IN = < TKITI OF OFISILE PROVISION
Facilities	sports facilities?		0.9km ACF from centre of the site to
1 domines	oporto racintico:		Swavesey Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		AWBER = 400 COOM
1 dominos	for children and		777m ACF from centre of the site to
	teenagers?		Swavesey Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 WBER - No Impaor
114401101	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,802m ACF to The White Horse pub which
	centre?		is surrounded by a cluster of other services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		G = <400m
Service	nearest health		
	centre or GP		308m ACF from centre of site to The
	service?		Surgery, Swavesey
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		A Company of the Comp
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs		
Community	etc?)		CREEN - Davidonment would not load to
Community Facilities	Will it encourage and enable		GREEN = Development would not lead to the loss of any community facilities or
i aciiilies	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		Possible
	aonymos:		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		
	1		

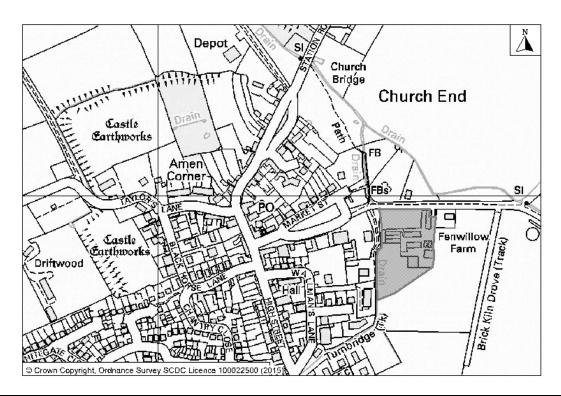
	with existing	
	communities?	
ECONOMY	1 - 2	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived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

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education capacity?	constraints cannot be appropriately mitigated.
		Insufficient spare school capacity but potential for improvement to meet needs.
		Insufficient primary and large deficit in secondary school capacity. Site is adjacent
		to secondary school.
Distance: Primary	How far is the nearest primary	A = 400 - 800m
School	school?	741m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
School	SCHOOL?	0.3km ACF from centre of site to Swavesey Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to consider access to	Total score of 16
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance: bus	four criteria below.	GG = Within 400m (6)
stop / rail		33 - Willim 100m (0)
station		276m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		R = Hourly service (2)
Transport		C 24 to 20 minutes (4)
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		23 Minutes from Swavesey to St. Ives.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.72km 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 station?	13,310m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

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

Мар:



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

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

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

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

Potential residential capacity: 0 dwellings

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

	T	
	to the loss of the	
	best and most	
	versatile	
N 41 .	agricultural land?	ODEEN ON THE PROPERTY OF THE P
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	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	and the second s
	problems if the site	Development will create significant negative
	is developed, as a	impacts to, or as a result of, the
	receptor or	development, incapable of adequate
	generator	mitigation - Immediately to the north is a
	(including	scrap yard but the hours of use etc. are
	compatibility with	unknown but in close proximity can be
	neighbouring	incompatible. It is unlikely that mitigation
	uses)?	measures on the proposed development
	uses):	site alone can provide an acceptable
		ambient noise environment. A sewage
		· · · · · · · · · · · · · · · · · · ·
		pumping station is located adjacent to north
		eastern corner of the site. Anglia Water tend
		to operate a cordon sanitare around
		pumping stations in order to minimise the
		risks of vibration, noise and odour impacting
		on new residents and approximately 1/5th of
		the site would be within the cordon sanitare
0(In the second second	and unsuitable for residential development.
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 is used for agriculture and may
		have contaminated land. Potential for minor
		benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	

	of the water 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		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or network links.
	fragmentation,		network links.
	enhance		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, 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		November of the Control of the Control
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the development process. A bridleway runs
			along the northern boundary of the site and
			a footpath lies approximately 90m to the
			east, which offer routes to the east.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
			· · · · · · · · · · · · · · · · · · ·

	enhance the diversity and distinctiveness of	landscape character, no satisfactory mitigation measures possible.
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The village is most visible at a distance from the east. The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north. It is in an area with views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.
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) - Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village. At the east end of Market Square, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. Development would be contrary to the character of this part of the village.
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	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Conservation Area, Grade II Listed buildings and the Grade I Listed church to the north, and the historic core of the

		villa na Angha a ala sia al matantial vill na svina
	scheduled monuments)?	village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the
CLIMATE CHA	NCE	development process.
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
	FILAND WELL BEING	The whole site is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).
	TH AND WELL BEING	LODEEN A
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:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.2km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and	GREEN = <400m or onsite provision 319m ACF from centre of the site to
Gypsy & Traveller	teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	Swavesey Recreation Ground. AMBER = No Impact
Distance:	How far is the site	G = <400m
District or Local Centre	from the nearest District or Local centre?	244m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health	R = >800m
	centre or GP service?	1,388m ACF from centre of site to The Surgery, Swavsey
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

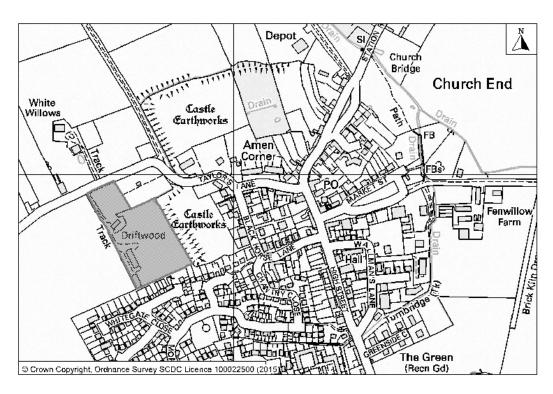
	facilities including health, education and leisure (shops, post offices, pubs etc?)	proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would be contrary to the open and informal character of this part of the village.
ECONOMY	I = 1	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient.

Education	in key community services and infrastructure, including communications infrastructure and broadband?	Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation RED = School capacity not sufficient,
Capacity	education capacity?	constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance:	How far is the	G = <400m
Primary	nearest primary	357m ACF from centre of site to Swavesey
School	school?	Primary School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.8km ACF from centre of site to Sawston Village College.
TRANSPORT		village College.
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		231m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport		G = 21 to 30 minutes (4)

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

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

Мар:



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

Note: the site adjoins site 71 to the west.

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

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

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

Potential residential capacity: 47 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Mixed use site including residential and
	developed	commercial - a small part of the site to the
	land?	south west is previously developed land.

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

		magaures will ashioved through the
		measures will achieved through the development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
		Sustainable Drainage Systems (Suus).
Will it conserve		GREEN = Does not contain, is not adjacent
protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
International and locally designated sites)		
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include
to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		that appropriate design and mitigation measures would be achieved through the development process.
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
Will it improve access to wildlife and green spaces, through delivery of and access to		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,
green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
	UL I UKAL HI	
Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?

	T	
	distinctiveness of landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	character, including through appropriate design and scale of development?	conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings,	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.

registered parks and gardens and scheduled monuments)? Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the eacommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local centre Distance: City Centre? Will it provide for the nearest blay space for children and teenagers? Edward Travelling Showpeople? Distance: Distance: Distance: Distance: Plow far is the site from edge of cellined Cambridge City Centre? Distance: Plow far is the site from edge of cellined Cambridge City Centre? Distance: Plow far is the nearest bealth centre or GP service? Will it improve quality and range of key local services and services an			
scheduled monuments)? CLIMATE CHANGE			
CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities GREEN = <1km or onsite provision nearest outdoor sports and teenagers? Gypsy & Will it provide for the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Traveller and Traveller Distance: City Centre? Distance: GP Service Service AMBER = No impact on facilities within the village. Renewables AMBER = Standard requirements for renewables would apply enewable and value appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 1 / low risk and ravelers and Traveller and teenagers? GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <400m or onsite provision 205m ACF from centre of the site to land east of Moat Way, Swavesey AMBER = No Impact AMBER = No Impact R = >800m R = >800m R = >800m R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed).			•
Site has the potential to have a significant impact on their setting.			
Impact on their setting. Impact on their setting.		monuments):	·
Renewables Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers Showpeople? Distance: District or Local centre? Distance: City Centre? Distance: City Centre from the nearest play should be controlled and the side of defined Cambridge City Centre? Distance: GP Service? Distance: GP Service? Distance: GP Service? Mill it improve quality and range of key local			
Renewables Will it support the use of renewable energy resources?	CLIMATE CHA	NGF	impact on their setting.
use of renewable 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 and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING GREEN = Assumes minimum on-site quantity and quality of publically accessible open space? GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision GREEN = Afkm or onsite provision GREEN = <400 m or onsite provision GREEN = Adopted on the site to land GREEN = Adopted on the site to land GREEN = Adopted on the site to land GREEN = No Impact GREEN = Assumes minimum on-site GREEN = Assume			AMBER = Standard requirements for
Energy resources? GREEN = Flood Zone 1 / low risk			<u>-</u>
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: Play Facilities Open Space Will it provide or sports facilities? Distance: Play Facilities Open Space How far is the nearest play space for children and teenagers? GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <1km or onsite provision O,6km ACF from centre of the site to Swavesey AMBER = No Impact or Office of Surgery, Swavesey Key Local Facilities Vill it improve quality and range of key local			11,
Cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING	Flood Risk		GREEN = Flood Zone 1 / low risk
Cannot be appropriately addressed and a very small part of the north east corner of the site is within Flood Zone 2. HUMAN HEALTH AND WELL BEING			
Very small part of the north east corner of the site is within Flood Zone 2.			_
HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the Outdoor Sport facilities Distance: Play Facilities Play Facilities Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Play How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: Play Facilities Outdoor Sport facilities? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Traveller and Traveller accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Traveller District or Local centre? Distance: District or Local centre? Distance: City Centre? Distance: City Centre? Distance: GP Service Distance: GP Service Distance: GP Service Will it improve facilities of Key Local Vill it improve facilities of Key Local Vill it improve of Key Local Will it improve of Key Local Vill it Improve			* * * *
Distance: Play Facilities Play Space for children and teenagers? Postance: How far is the nearest play space for the accommodation needs of Gypsies and Travellers and Travellers and Travellers District or Local Centre Distance: Ploy Service Ploy Ser			
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 outdoor sport Facilities GREEN = <1km or onsite provision		<u> </u>	the site is within Flood Zone 2.
quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Facilities Distance: Play Facilities Pacilities Distance: Play Facilities Pacilities Distance: Play Facilities Pacilities Distance: Play Facilities GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <400m or onsite provision AMBER = No Impact AMBER = No Impact Facilities Distance: District or the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local centre? Distance: City Centre? Distance: City Centre? Distance: GP Service Facilities Vill it improve the site of the surrounded by a cluster of other services and facilities within the village. R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed).			ODEEN Account of the latest and the
of publically accessible open space? Distance: Outdoor Sport Facilities	Open Space		
accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities All It provide for the accommodation needs of Gypsies and Traveller and Travelling Showpeople? Distance: District or Local Centre Distance: City Centre Distance: City Centre? Distance: GP Service Explosion Acritical From centre of the site to land east of Moat Way, Swavesey AMBER = No Impact AMBER = No Impact G = <400m			
Distance: Outdoor Sport Facilities			provided onsite
Distance: Outdoor Sport Flow far is the nearest outdoor sports facilities Distance: Play Facilities Distance: Play Facilities How far is the nearest play space for children and teenagers? Outdoor Sports facilities Outdoor Sports facilities Distance: Play Facilities How far is the nearest play space for children and teenagers? Outdoor Sports facilities Outdoor Swavesey Recreation Ground.		•	
Outdoor Sport Facilities sports facilities? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Mow far is the site from edge of defined Cambridge City Centre reachers and the services and the service and the services and the service and the services and th	Distance:		GREEN = <1km or onsite provision
Facilities sports facilities? Distance: Play Facilities Pacilities How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre Distance: City Centre? Distance: City Centre Distance: GP Service Distance: GP Service Mow far is the site from edge of defined Cambridge City Centre or GP service? Key Local Facilities Will it improve quality and range of key local Distance: Other Service on Surgery, Swavesey O.6km ACF from centre of the site to Swavesey Recreation Ground. GREEN = <400m or onsite provision GREEN = <4400m or onsite provision AMBER = No Impact AMBER = No impact on facilities (or satisfactory mitigation proposed).			GREEN = CHAIT OF OHORO PROVIDION
Distance: Play Facilities Distance: Play Facilities Facility Facility Facility Facili	1		0.6km ACF from centre of the site to
Distance: Play Facilities How far is the nearest play space for children and teenagers? 205m ACF from centre of the site to land east of Moat Way, Swavesey		'	Swavesey Recreation Ground.
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Traveller Showpeople? Distance: District or Local centre? Distance: City Centre Distance: City Centre? Distance: GP Service Key Local Facilities for children and teenagers? Will it provide for the ast of Moat Way, Swavesey AMBER = No Impact AMBER = No Impact AMBER = No Impact AMBER = No Impact G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).	Distance: Play	How far is the	
teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre Distance: City Centre? Distance: City Centre Distance: GP Service Rey Local Facilities Vill it improve Facilities Traveller AMBER = No Impact AMBER = No Imp	Facilities	nearest play space	
Gypsy & Traveller Comparison of the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople?		for children and	
Traveller the accommodation needs of Gypsies and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre? Distance: City Centre Distance: GP Service R = >800m		· ·	
accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Key Local Facilities Accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey Key Local Facilities Will it improve quality and range of key local		•	AMBER = No Impact
needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: GP Service Exercise A How far is the site from edge of defined Cambridge City Centre? Distance: GP Service New far is the nearest health centre or GP service? Key Local Facilities New far is the site from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).	Traveller		
and Travelliers and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: City Centre? Distance: GP Service Exercise Facilities And Travellers and Travelling Showpeople? G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey Key Local Facilities Will it improve quality and range of key local			
Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Key Local Facilities Travelling Showpeople? G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Distance: District or Local Centre District or Local Centre? Distance: City Centre Distance: City Centre Distance: GP Service Key Local Facilities Showpeople? How far is the site from the nearest District or Local centre? 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Distance: District or Local Centre District or Local Centre District or Local Centre? District or Local Centre? Distance: City Centre Distance: City Centre Distance: GP Service Key Local Facilities How far is the site from edge of defined Cambridge City Centre? R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed).		•	
Local Centre District or Local centre? Distance: City Centre Distance: GP Service Service Key Local Facilities District or Local centre or GP quality and range of key local Distance: Obstance: GP Centre Distance: GP Service AMBER = No impact on facilities of other services and facilities surrounded by a cluster of other services and facilities surrounded by a cluster of other services and facilities surrounded by a cluster of other services and facilities surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).	Distance:		G = <400m
Centre? Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Key Local Facilities Centre Surrounded by a cluster of other services and facilities within the village. R = >800m R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed).	Local Centre	District or Local	331m ACF to The White Horse pub which is
Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service Nearest health centre or GP service? Key Local Facilities R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed).		centre?	surrounded by a cluster of other services
Centre from edge of defined Cambridge City Centre? Distance: GP How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local From edge of defined Cambridge R = >800m R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			
defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities How far is the nearest health centre or GP service? AMBER = No impact on facilities (or satisfactory mitigation proposed).			R = >800m
City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).	Centre	<u> </u>	
Distance: GP Service Nearest health centre or GP service? Key Local Facilities R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Service nearest health centre or GP 1,436m ACF from centre of site to The Surgery, Swavesey Key Local Will it improve quality and range of key local AMBER = No impact on facilities (or satisfactory mitigation proposed).	Diotomas: CD		D . 900m
centre or GP service? Key Local Facilities Centre or GP Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).			r = >0UUI
Key Local Facilities Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed). Surgery, Swavesey AMBER = No impact on facilities (or satisfactory mitigation proposed).	Service		1.436m ACE from centre of site to The
Key Local Will it improve quality and range of key local AMBER = No impact on facilities (or satisfactory mitigation proposed).			
Facilities quality and range of key local satisfactory mitigation proposed).	Key Local		
of key local	1	•	
			Table 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		-	No facilities lost, and no new facilities

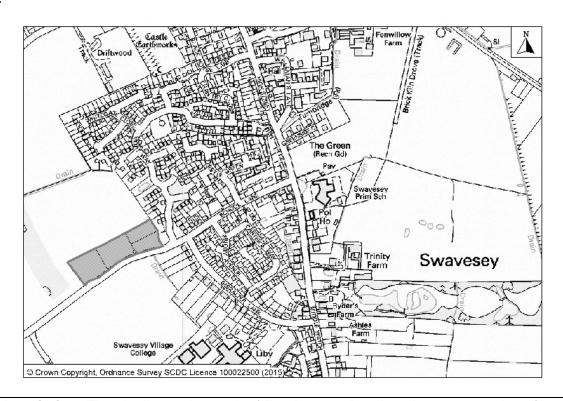
	facilities including health, education and leisure (shops,	proposed directly as a result of the development.
	post offices, pubs etc?)	
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement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

Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	broadbarid:	were to be developed. The sewerage
		network is approaching capacity and will
□ divention	la thana avitti ai ant	require investigation and possibly mitigation
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	601m ACF from centre of site to Swavesey
		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 Swavesey
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		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	Tour Criteria Delow.	GG - Within 400m (6)
		GG = Within 400m (6)
stop / rail		368m ACF from the centre of the site to the
station		
Fragueses		nearest bus stop.
Frequency of		R = Hourly service (2)
Public	1	

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

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

Мар:



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

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

Current use(s): Paddock

Proposed use(s): Approximately 50 dwellings

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

Potential residential capacity: 26 dwellings (30 dph)

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

	to the least of the	
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
·	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality.	addoptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ \Q\IVI/\	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution		AMPED Adverse impacts concluded
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development commettel and the sector
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	CHAILOUILIEUR;	measures will achieved through the
		l
		development process, e.g. as part of
DIODIVEDOITY	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY		 CDEEN Door not contain in not adiagraf
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?	
	1 J	

	1 .		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	_		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A bridleway lies
			approximately 615m to the west.
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LII	
Landscape	Will it maintain and	OLI ONAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
			·
	diversity and		mitigation measures possible.
	distinctiveness of		Cignificant Negative Impact /Davidsans
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is very open and rural
			in character and development on this site
			would be very large scale and harmful to the
			character of the village. It would constitute
			back land development, poorly related to
			the existing built-up part of the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		·

	1	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with landscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The site is very open and rural
	and scale of	in character and development on this site
		would be very large scale and harmful to the
	development?	, ,
		character of the village. It would constitute
		back land development, poorly related to
		the existing built-up part of the village.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	Impact on Groom Bon parposes
	Green Belt	
	purposes?	AN / D = D = O
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) – site
	conservation	forms part of the wider setting of a Grade II
	areas, listed	Listed windmill to the west. Archaeological
	buildings,	potential will require further information but
	registered parks	the assumption for a neutral impact is that it
	and gardens and	is likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	domeved uneagh the development proceed.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
INCITEWADIES		•
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	,
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Opace	quantity and quality	provision to adopted plan standards is
	. , , ,	·
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
	-1	Swavesey Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Distance: Play		GIVE IN = <400111 OF OFISITE PROVISION
Facilities	nearest play space	
	for children and	324m ACF from centre of the site to land
	teenagers?	east of Moat Way, Swavesey.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	
	needs of Gypsies	
	- 112243 OL CLANSIES	1

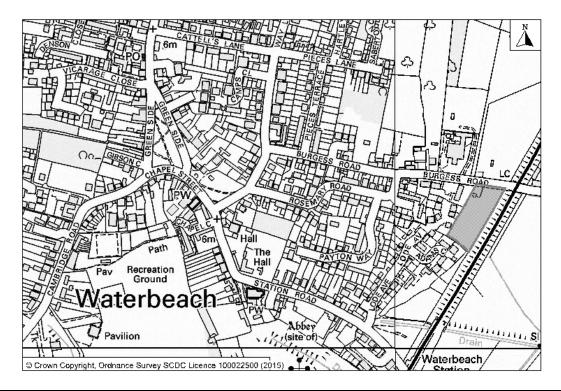
	T	T
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	606m ACF to The White Horse pub which is
Local Ochic	centre?	surrounded by a cluster of other services
	Ceritie:	l
D: 4 O:4		and facilities within 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	
0011100	centre or GP	994m ACF from centre of site to The
	service?	Surgery, Swavesey
I/al.a.a.l		
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
Communices	with existing	Soparation by Horr-residential land uses
	communities?	Davolanment would acceptitute healt less
	communities?	Development would constitute back land
		development, poorly related to the existing
		built-up part of the village.
ECONOMY	1 =	 [<u></u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	,
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
-1159		

	ah anni:	vitality and viability of aviation and the
	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	RED = >3km
Accessibility	nearest main	
,	employment	5.4km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
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? Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	······································
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and
	infrastructure and	upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will require investigation and possibly mitigation.
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		ŭ
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
	<u> </u>	secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	507 AOF (
School	school?	507m ACF from centre of site to Swavesey
Dictoroc	How for in the	Primary School.
Distance: Secondary	How far is the	G = Within 1km (or site large enough to provide new)
School	nearest secondary school?	provide riew)
3011001	3011001:	0.3km ACF from centre of site to Sawston
		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 the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
110.0-	1 4	facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14
Distance: bus		G = Within 600m (4)
stop / rail station		455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		23 Minutes from Swavesey to St. Ives
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.20km ACF from the centre of the site to St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	40.000 4054
Station	proposed train station?	12,926m ACF from centre of the site to
Access	Will it provide safe	Huntingdon Station. GREEN = No capacity / access constraints
Access	access to the	identified that cannot be fully mitigated.
	highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC001		
Consultation Reference numbers: 51 (I&O 2012)		

Мар:



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

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

Site name/address: Land off Lode Avenue, Waterbeach

Current use(s): Paddock

Proposed use(s): 10 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

dovolopment load		offect grade 1 and 2 land
		affect grade 1 and 2 land.
		GREEN = Site is not within an allocated or
		safeguarded area.
		Saloguardou aroa.
		A small part of the site is within an area
10001100.		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
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.
		GREEN = >1,000m of an AQMA, M11, or
•		A14
		AMPER - Advarsa impacts canable of
		AMBER = Adverse impacts capable of
		adequate mitigation.
		Development should be compatible with
- I		neighbouring uses. The east of the site is
- '		bounded by an operational railway line. The
		impact of existing noise / vibration on any
(including		future residential in this area is a material
compatibility with		consideration. However it is likely that such
neighbouring		railway noise and vibration transport
uses)?		sources can be abated to an acceptable
		level with careful noise mitigation. Mitigation
		may require land take, and this is already a
		very small site. It may reduce the available
1 (1 " " "		site below the threshold.
		AMBER = Site partially within or adjacent to
		an area with a history of contamination, or
tne site?		capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)
		benefits subject to appropriate filligation)
		A small part of the site has agricultural
		buildings, in the north, and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination.
Will it protect and		GREEN = No impact / Capable of full
where possible		mitigation
enhance the quality		-
of the water		Assumptions for a neutral impact are that
	development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality	to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Will it protect and where possible enhance the quality

	environment?	appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY	7	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

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

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

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

	centre?	Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development
	employment land?	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 646m ACF from centre of site to Waterbeach Community Primary School
Distance: Secondary School	How far is the nearest secondary school?	R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.
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 14.

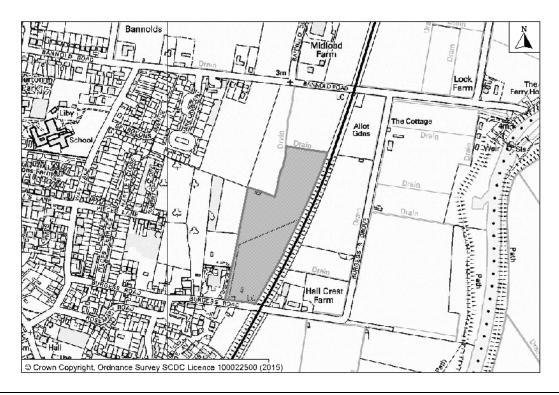
Distance: bus		G = Within 600m (4)
stop / rail		
station		275m ACF from the centre of the site to the
		nearest bus stop (196 service).
		599m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		, ()
Transport		196 service - less than hourly.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		0 = 21 to 00 minutes (+)
journey time to		196 service - 44 Minutes from Waterbeach
, ·		
City Centre		to Cambridge.
		O convice OF Minutes from Waterlands (-
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.56km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	G = <400m
Railway	from an existing or	
Station	proposed train	306m ACF from centre of the site to
	station?	Waterbeach Station
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	······gao····
	available capacity?	Minor negative effects incapable of
	available capacity.	mitigation. Access constraints - The
		proposed site does not appear to have a
		direct link to the adopted public highway.
		The promoter makes reference to a ransom
		strip to be negotiated by the developer. If
		this would provide the necessary connection
		of the site to the public highway then access
		at the closest point to the western boundary
		would be acceptable, subject to design. On
		the whole, the in-fill sites are less likely to
		present an unacceptable pressure on the
		A14 given the majority of travel demand will
		be focused on Cambridge and credible
		alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC019	

Consultation Reference numbers:

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

Map:



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

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

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

Current use(s): Paddock

Proposed use(s): Residential development

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

Potential residential capacity: 30 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
Agricultural	land? Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	ANDEN = MINOR loss of grade 1 and 2 land
Land	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but approximately 1/3 of the site, in the north eastern corner, is Grade 1.
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	A large proportion of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	AMBER = Adverse impacts capable of adequate mitigation
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	Development should be compatible with neighbouring uses. The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration - it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Hall Crest Farm & Workshop in close proximity to the east - possible noise and malodour as proposals would be closer than existing
		residential, but no history of complaints. Minor to moderate adverse noise / odour risk.
Contamination	Is there possible contamination on the site?	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)
		benefits subject to appropriate mitigation)
		A small part of the site has agricultural buildings, in the south, and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY	<u>'</u>	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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.

TDO	Ara thara traca ar		CDEEN - Cita daga not contain as adiain
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure.
i i i i acti actarc	and green spaces,		Neutral impact (existing features retained,
	through delivery of		or appropriate mitigation possible).
	and access to		or appropriate magazen possible).
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs to the
			south east on the opposite site of the
			railway line and it may be possible to
			provide a link to this.
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) -
			To the east the village edge comprises
			enclosed fields and paddocks, with well
			•
			·
			·
			•
			, ,
Townsons	Will it maintain and		
rownscape			- · · · · · · · · · · · · · · · · · · ·
			Guaracter, incapable of mitigation.
			Minor Negative Impact (development
			. , , .
	-		•
	_		
	•		
			•
			•
			· · ·
			•
i			edge and rural setting for the village.
			Cage and fulai settina for the vinage.
			Development in this location would create
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		used footpaths to the banks of the River Cam. The site is located in an area with an irregular boundary with occasional hedgerows and woodland / paddocks abutting low density housing provides a soft edge and rural setting for the village. This part of Waterbeach is characterised by woodland and paddocks. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is located in an area with an irregular boundary with occasional hedgerows and woodland / paddocks abutting low density housing provides a soft

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

		N/Vaterheach Recreation Ground
Distance: Play	How far is the	Waterbeach Recreation Ground. AMBER = 400 -800m
Facilities	nearest play space	MINDER - 700 OUUIII
1 dollities	for children and	789m ACF from centre of the site to
	teenagers?	Waterbeach Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANIBER = NO IIIIpact
Havellel	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
Local Centre	District or Local	683m from the centre of the site to a point
Local Certife	centre?	along Chapel Street. Services and facilities
	Centre:	clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	IX = >000III
Ochirc	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 000111
Service	centre or GP	548m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	of key local	Satisfactory mitigation proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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
		·
		development.
Integration	How well would the	
with Existing	development on	
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.
	deprivation	Maniple Bepittation 2010.
	particularly in	Manaple Bophvanon 2010.
Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment	proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

Shopping		16	
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? Employment - Accessibility Particular and exployment centre? Employment - Accessibility and viability of Cambridge, town, district and local centres? Employment - Accessibility Particular and exployment centre? Employment - Accessibility Particular and exployment centre? Employment - Accessibility Particular and exployment result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Particular and broadband? Education Capacity Particular and broadband? Education Capacity Particular and broadband? Distance: How far is the exercise and earest secondary school? Distance: How far is the parest secondary school? TRANSPORT		Kings Hedges?	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility			
deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting 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. to capacity enterers and incard centres? Employment - Accessibility Employment - Land Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Education Capacity Distance: Primary School Shopping Will it protect the shopping hierarchy. State of Cambridge. Development would have no effect on vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. RED = >3km RED = Skm RED = >3km RED = Skm RED = >3km RED = >4km RED = >3km RED = >4km RED = >4km RED = >3km RED = >4km RED			
Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Development would have no effect on vitality and viability of Cambridge, town, district and local centres? How far is the nearest main employment centre? Cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Step 1 Step 2 Step 2 Step 3 Step 4 Step 3 Step 4 Step 3 Step 4 Ste		•	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of cambridge, town, district and local centres? Employment - Accessibility How far is the nearest main employment centre? Would development result in the loss of employment land, or deliver new employment linkey community services and infrastructure, including communications infrastructure and broadband? Step enterty of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigated. Education Capacity How far is the nearest primary School Step on S		deprived wards of	
shopping hierarchy, supporting the vitality and viability of existing centres. Development would have no effect on vitality or Cambridge, town, district and local centres? Employment - Accessibility Employment - Cambridge, town, district and local centres? Employment - Cambridge town, district and local centres? Employment - Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment - Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment land, or deliver new employment land, or deliver new employment land? Utilities Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Distance: Primary School Distance: How far is the nearest primary School TRANSPORT vitality and viability of existing centres. Development woitability of existing centres. The indicator is liakly to fexisting centres. Development call indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Nevelopment and local centres? RED = >3km RED = >3km RED = >3km RED = >3km 3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land / allocation is for employment development in the velopment in the velopment development in the velopment in the velopment in the velopment in the velopment in sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated capacity. A = 400 - 800m Secondary school? F = Greater than 3km Secondary school? F = Greater than 3km Secondary school? F = Greater than 3km Secondary school?		Cambridge?	
hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? New York of Cambridge, town, district and local centres? RED = >3km	Shopping	Will it protect the	GREEN = No effect or would support the
Supporting the vitality and viability of Cambridge, town, district and local centres? Supporting the vitality and viability of Cambridge, town, district and local centres? Support of Cambridge, town, district and local centres? Support of Cambridge, town, district and local centres? Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - Nort		shopping	vitality and viability of existing centres.
Supporting the vitality and viability of Cambridge, town, district and local centres? Supporting the vitality and viability of Cambridge, town, district and local centres? Support of Cambridge, town, district and local centres? Support of Cambridge, town, district and local centres? Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - North of Newmarket Road) Support of Cambridgeshire 007D (Marshalls - Nort		hierarchy,	Development would have no effect on
vitality and viability of Cambridge, town, district and local centres?			vitality or viability of existing centres. The
Semployment - Accessibility How far is the nearest main employment centre? Semployment - Accessibility How far is the nearest main employment centre? Semployment development Semployment development Semployment centre? Semployment development Semployment centre? Semployment centre. Semp			, , ,
town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Centre? Wuld development result in the loss of employment land, or deliver new employment land, or deliver new employment land; or deliver land; or deliver land; or deliver land; or deliver land; or deliver land; or deliver lan			
Employment - Accessibility			, ,
Employment - Accessibility How far is the nearest main employment centre? Employment - Land Employment - Land Would development result in the loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Primary School Distance: How far is the nearest main employment and person of the part of the part of proposed properties when could capacity. RED = >3km RED = >3km 3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land / allocation is for employment development GREEN = Existing infrastructure likely to be sufficient utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated capacity. A = 400 - 800m TRANSPORT TRANSPORT RED = >3km 3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land / allocation is for employment development in fer employment development is for em			
Accessibility nearest main employment centre? Employment - Centre? Would development result in the loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Education Education Capacity Distance: Distance: Primary School Distance: Distance: Distance: Primary School Distance: Distance: Primary School Distance: Distance: Distance: How far is the nearest primary school? TRANSPORT TRANSPORT TRANSPORT TRANSPORT Would GREEN = Existing infrastructure likely to be sufficient is for employment can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity out potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m R = Greater than 3km S-4km ACF from centre of site to Cottenham Village College.	Employment -		RFD = >3km
employment centre? 3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Distance: How far is the nearest primary school Distance: How far is the nearest secondary school? Primary School Distance: How far is the nearest secondary school? AMSEP School community Primary School. R = Greater than 3km S-4km ACF from centre of site to Cottenham Village College.			NED - FORTH
Employment - Land Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Education Capacity Distance: Primary School Distance: Pransport Would development result in the loss of employment land / allocation is for employment land / allocation is for employment land / allocation is for employment development GREEN = Existing infrastructure likely to be sufficient sufficient spare mains water capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m Primary School Distance: How far is the nearest primary school? Postance: How far is the nearest secondary school? R = Greater than 3km F = Greater than 3km S - 4km ACF from centre of site to Cottenham Village College.	7 (00000ibility		3 3km ACF from centre of site to South
Employment - Land			
Employment - Land Would development result in the loss of employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation is for employment land / allocation		Centre:	· · · · · · · · · · · · · · · · · · ·
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School TRANSPORT Will it improve the level of investment in key communications in frastructure likely to be sufficient utilities infrastructure. However, there is utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A = 400 - 800m	Employment	Would	,
in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m Secondary Sehool Pistance: How far is the nearest primary school? Pistance: Secondary School Pistance: How far is the nearest secondary school? A = Greater than 3km S-4km ACF from centre of site to Cottenham Village College.			
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? Education Capacity Between the sufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Between the sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school? Distance: How far is the nearest primary school. Distance: Secondary School Primary School Primary School How far is the nearest secondary school? Primary school? Primary School Distance: Secondary School Primary School Primary School Distance: Secondary School Primary School Primary School Primary School Distance: Secondary School Primary School	Lanu		is for employment development
Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Secondary School Secondary School Secondary School Secondary School Secondary School Secondary School Secondary School Secondary Secondary Secondary School Secondary Se			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity			
Utilities			
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Possible A How far is the Primary School Distance: Possible A How far is the Secondary School Distance: Secondary School Possible A Sufficient in key community services and infrastructure, in utilities infrastructure. However, there is insufficient spare mains water capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m Fermany School S95m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.	1.1.111.1		
in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Possible of Primary School In My far is the nearest primary School Development can use existing capacity in utilities infrastructure. However, there is insufficient autilities insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.	Utilities		
Services and infrastructure, including communications infrastructure and broadband? Education Capacity Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: Secondary School TRANSPORT Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m Fermany Secondary school school? A = 400 - 800m Fermany Secondary School Secondary School? Fermany Secondary School school school school? Fermany Secondary School schoo			sufficient
infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Possible of Primary School Distance: Possible of Secondary School Pistance: How far is the nearest secondary School Pistance: Possible of Secondary School Distance: Secondary School Distance: Secondary School Distance: Possible of Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School			
including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: How far is the Primary School Distance: How far is the Secondary School Distance: H			
communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Distance: Primary School Distance: How far is the nearest primary School Distance: Boscondary School Primary School Distance: How far is the secondary School Distance: Secondary School Capacity Communications infrastructure and broadband? within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m A = 400 - 800m Sp5m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km School TRANSPORT			
infrastructure and broadband? Inumber of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary school? Distance: Secondary School TRANSPORT Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m R = Greater than 3km Secondary School S.4km ACF from centre of site to Cottenham Village College.			
broadband? arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary school? Distance: Secondary School TRANSPORT Arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school Education AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school Education AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school Education AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school Education ABBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity. Insufficient spare school capacity Insufficien			
were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: Secondary School School TRANSPORT were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school R = 400 - 800m Frank ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.			
network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary school? Distance: Secondary School TRANSPORT nearest sufficient primary and secondary and secondary school capacity. A = 400 - 800m R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.		broadband?	arise if all the SHLAA sites within the zone
Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the Secondary School TRANSPORT require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated and possibly mitigation. AMBER = School capacity mot sufficient, constraints can be appropriately mitigated and possibly mitigation.			were to be developed. The sewerage
Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary School Pistance: Secondary School TRANSPORT AMBER = School capacity not sufficient, constraints can be appropriately mitigated A = 400 - 800m A = 400 - 800m S95m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.			network is approaching capacity and will
Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary School Pistance: Secondary School TRANSPORT AMBER = School capacity not sufficient, constraints can be appropriately mitigated A = 400 - 800m A = 400 - 800m S95m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.			require investigation and possibly mitigation.
Capacity education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary School school? Distance: How far is the nearest primary School Distance: How far is the school? Distance: How far is the nearest secondary school. Primary School School? TRANSPORT Constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated constraints can be appropriately mitigated capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m Far Greater than 3km Secondary School School School? TRANSPORT	Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary school? Distance: Secondary school? Distance: How far is the nearest secondary school. Primary School R = Greater than 3km Secondary School? TRANSPORT	Capacity	education	
Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the Primary school school? Distance: Secondary school? Distance: How far is the Secondary school school? Distance: How far is the Secondary school school? TRANSPORT Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity. A = 400 - 800m From centre of site to Waterbeach Community Primary School. R = Greater than 3km School school? 5.4km ACF from centre of site to Cottenham Village College.	' '	capacity?	
Distance: How far is the Primary School School? Distance: How far is the Primary School School? Distance: How far is the National Primary School School? Distance: How far is the Secondary School School? Distance: How far is the Nearest secondary School School? TRANSPORT Distance: School? Distance: How far is the Nearest secondary School School? Distance: School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School School? Distance: Secondary School School? Distance: Secondary School School? Distance: Secondary School School? Distance: Secondary School		' '	Insufficient spare school capacity but
Distance: How far is the reimary nearest primary school school? Distance: School School? Distance: How far is the nearest primary school? Distance: How far is the secondary school? Secondary School School? TRANSPORT Insufficient primary and secondary school capacity. A = 400 - 800m Substituting the street of site to waterbeach Community Primary School. R = Greater than 3km Substituting the street of site to Cottenham village College.			· · · · · · · · · · · · · · · · · · ·
Distance: How far is the Primary nearest primary School school? Distance: How far is the National Primary nearest primary school? Distance: How far is the Secondary School school? TRANSPORT Capacity. A = 400 - 800m S95m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km S-4km ACF from centre of site to Cottenham Village College.			
Distance: How far is the primary school? Distance: How far is the school? Distance: How far is the secondary School School School? TRANSPORT How far is the nearest secondary school? A = 400 - 800m S95m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km S-4km ACF from centre of site to Cottenham Village College.			l
Primary School School School? Distance: Secondary School	Distance:	How far is the	
School school? 595m ACF from centre of site to Waterbeach Community Primary School. Distance: How far is the nearest secondary School school? 5.4km ACF from centre of site to Cottenham Village College. TRANSPORT			
Distance: How far is the Secondary School? School School? Waterbeach Community Primary School. R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College.	•		595m ACF from centre of site to
Distance: Secondary School School R = Greater than 3km 5.4km ACF from centre of site to Cottenham Village College. TRANSPORT	30.1001		
Secondary School nearest secondary school? 5.4km ACF from centre of site to Cottenham Village College.	Distance:	How far is the	·
School school? 5.4km ACF from centre of site to Cottenham Village College. TRANSPORT			N - Greater than Skill
Village College. TRANSPORT	_		5 1km ACE from contro of site to Cottonham
TRANSPORT	JUIDOI	3011001 !	
	TDANCDORT		village College.
Cycle Roules what type of cycle lane		Mhat tura of such	DED. No evoling provision of a sucle law-
	Cycle Routes	vvnat type of cycle	אבט = ואט cycling provision or a cycle lane

	routee ere	loss than 1 Em width with madium values of
	routes are accessible near to	less than 1.5m width with medium volume of
	the site?	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HODT	lo thore I limb	facilities/school. Poor quality off road path. RED = Service does not meet the
HQPT	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
0 () 11	of site)?	AMPER O 10 11 1 1 1 1
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: .	four criteria below.	A 1454 : 000 (0)
Distance: bus		A = Within 800m (3)
stop / rail		EAST- AOS from the engine of the little of
station		545m ACF from the centre of the site to the
		nearest bus stop (196 service).
		007 AOE for an thin and the of the often to the
		697m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		A = Hourly service (2)
Public		
Transport		0 04 (00 ; 1 (4)
Public		G = 21 to 30 minutes (4)
transport		400 samilas 44 Minutas fram Waterland
journey time to		196 service - 44 Minutes from Waterbeach
City Centre		to Cambridge.
		O convice OF Minutes from Weterhoods to
		9 service - 25 Minutes from Waterbeach to
Distance for		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.83km ACF from the centre of the site to
Centre		
Distance:	How far is the site	Cambridge Market. A = 400 - 800m
		A - 400 - 000111
Railway Station	from an existing or proposed train	582m ACF from centre of the site to
Jialion	station?	Waterbeach Station.
Access		
ACCESS	Will it provide safe access to the	AMBER = Insufficient capacity / access.
		Negative effects capable of appropriate mitigation.
	highway network, where there is	minganon.
		Minor pogative offects incomple of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highway Authority has severe concerns due
		to the access being located in such close
		proximity to the existing level crossing for
		this number of dwellings and would
		recommend that the Local Planning
		Authority contact Rail Track before

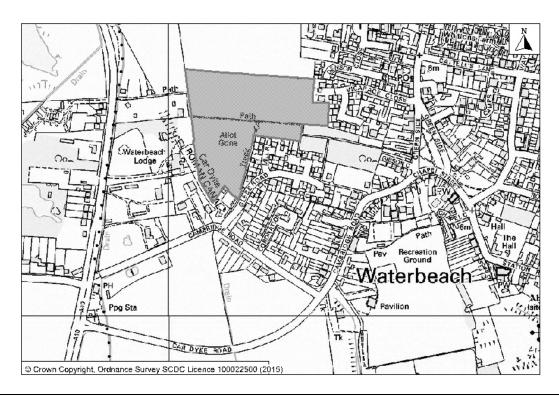
		progressing this site. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC043	

Consultation Reference numbers:

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

Map:



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

Note: the site adjoins site 142 to the east.

Current use(s): Agricultural, pasture and allotments

Proposed use(s): 216 dwellings with allotments

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

Potential residential capacity: 120 dwellings (30 dph)

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

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

	1		r
			the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All
			surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains
			adjacent to the site, therefore any works involving these drains would require the
			consent of the Board.
BIODIVERSITY		•	
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature conservation		greenspace. No or negligible impacts.
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There is a
	(Including		protected Ash tree situated in rear garden of
	International and		43 Vicarage Close, approximately 40m to
	locally designated		the east.
	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
	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		3 1 1
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)?		CDEEN - Site does not contain as adjain
110	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any proteoted trees
	by a Tree		There is a protected Ash tree situated in
	Preservation Order		rear garden of 43 Vicarage Close,
	(TPO)?		approximately 40m to the east.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation measures would be achieved through the
			development process. A footpath runs to the
<u> </u>	1		at a suprimerit processor / trootpatir rano to the

<u> </u>	1		
			south east on the opposite site of the
			railway line and it may be possible to
			provide a link to this.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		To the west enclosed fields provide an
	character?		important landscape setting for the village.
			Public footpaths lead out from The Green
			into the countryside around this site. As an
			undeveloped green wedge coming in almost
			to the heart of the village, the site provides an important amenity area. It forms a semi-
			rural transition area between the village and
			the countryside beyond, and retains the
			rural character of the local footpaths. Appeal
			inspectors considering development on
			adjoining land to the west felt the
			introduction of development would be
			harmful to the rural attributes.
Townscape	Will it maintain and		AMBER = negative impact on townscape
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		To the west enclosed fields provide an
	appropriate design		important landscape setting for the village.
	and scale of		Public footpaths lead out from The Green
	development?		into the countryside along the site
			boundaries. As an undeveloped green
			wedge coming in almost to the heart of the
			village, the site provides an important
			amenity area. It forms a semi-rural transition
			area between the village and the
			countryside beyond, and forms part of the
			setting of the Conservation Area and Listed
			Buildings. Appeal inspectors considering
			development on adjoining land to the west
			felt the introduction of development would
Green Belt	What effect would		be harmful to the rural attributes. RED = Significant negative impact on
GIECH DEIL	the development of		Greenbelt purposes
	this site have on		Orodinaen purposes
	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
			<u> </u>

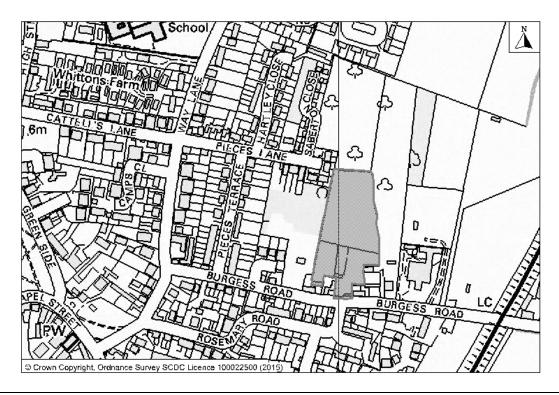
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	(incapable of satisfactory mitigation) - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey. To the west enclosed fields provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the site boundaries. As an undeveloped green wedge coming in almost to the heart of the village, the site provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and forms part of the setting of the Conservation Area and Listed Buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ 「H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
,	quantity and quality of publically accessible open space?	provision to adopted plan standards is provided onsite
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to Waterbeach Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space for children and teenagers?	450m ACF from centre of the site to Waterbeach Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?	461m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.
Distance: City	How far is the site	R = >800m

Centre	from edge of defined Cambridge City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
OCIVICC	centre or GP	896m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
, asimuos	of key local	causiasis, magaasii propossa,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	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribriago)	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,	Davidan mant viscolal bases as a "
	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
Employment - Accessibility	nearest main	NED = >3KIII
Accessibility	employment	3.6km ACF from centre of site to South
	centre?	
	centre?	Cambridgeshire 007D (Marshalls - North of

		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cumuoo	level of investment	sufficient
	in key community	Sumoient
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could arise if all the SHLAA sites within the zone
	broadband?	
		were to be developed. The sewerage
		network is approaching capacity and will
	1 (1 (2)	require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	626m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.4km ACF from centre of site to Cottenham
		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	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14
, ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
		\ /

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

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



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

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

Current use(s): Pasture and storage buildings.

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

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

Potential residential capacity: 19 dwellings (30 dph)

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

11	Laterrate 22 2	-#1
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ODEEN Missional and invasional
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Davalanmant unlikalu ta immaat on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
AQMA	of air quality?	acceptable.
AQIVIA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution		AMPER - Adverse impacts concluded
Poliution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise and vibration	adequate mitigation
		Dayalanment compatible with naighbouring
	problems if the site is developed, as a	Development compatible with neighbouring uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	location of site entrance.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamilation	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tilo oito.	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		borronte dubject to appropriate magazieri)
		A small part of the site has agricultural
		buildings, in the south, and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	g
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds). A
		majority of the development sites falls within
		the Waterbeach Level Internal Drainage
		District, which does not have any capacity
		to accept any direct discharge into its
		to accept any ander alconargo into ito

	ı		
DIODIVETO:			system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
BIODIVERSITY		1	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated). There are protected trees are situated approximately 55m to
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
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 Protected trees are situated approximately 55m to the west of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south east on the opposite site of the railway line and it may be possible to provide a link to this.

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

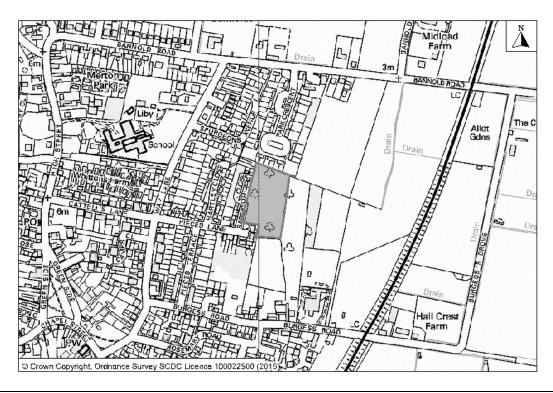
viewpoints to the east and south of the viillage. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE				
Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: Play Facilities AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Als under standards is provided onsite GREEN = Als under standards is provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Als under standards is provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Assumes minimum on-site provided onsite GREEN = Assumes minimum on-site provide	CLIMATE CHAI	NGE		village. Site forms an important part of the setting of a Grade II Listed and major adverse impact due to loss of wooded and open green backdrop and streetscape. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the
use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk				AMBER = Standard requirements for
energy resources? GREEN = Flood Zone 1 / low risk	Tronowabioo			
Flood Risk Is site at flood risk? HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the carcommodation needs of Gypsies and Travellers and Travellers District or Local Centre Distance: How far is the site from the nearest District or Local Centre Distance: How far is the site from edge of defined Cambridge City Centre? Distance: How far is the site from generation of the site to waterbeach Recreation Ground. AMBER = 400 -800m AMBER = No Impact A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 800m				Terrewables would apply
HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Provided onsite Outdoor Sport Facilities Distance: Play Facilities Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Distance: Play Facilities Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Distance: District or Local centre District or Local Centre Distance: City Centre? Distance: City Centre? Distance: GP Service Facilities Will it increase the quantity and quality of publically and range of key local	Flood Rick			GREEN - Flood Zone 1 / low risk
Open Space Will it increase the quantity and quality of publically accessible open space? Space? How far is the nearest outdoor sports facilities How far is the nearest play space for children and teenagers? Will it improve and Traveller Distance: A = 400 - 800m A = 400 - 800m A = 800m A	I lood Kisk	is site at flood risk!		GIVEEN - 1 1000 Zone 17 10W 11SK
quantity and quality of publically accessible open space? Distance: Outdoor Sport facilities Distance: Play Facilities Pacilities Distance: Play Facilities Pacilities Distance: Play Facilities Pacilities Distance: Play Facilities AMBER = 400 -800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 400 - 800m AMBER = No Impact A = 5800m A = 509m ACF from centre of site to Rosalind Franklin House A = 400 - 800m A = 5800m A = 600 - 800m A	HUMAN HEALT	H AND WELL BEING	;	
of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Centre Centre District or Local Centre Distance: City Centre? Distance: GP Service Will it it improve for defined Cambridge City Centre? Will it improve facilities O.6km ACF from centre of the site to Waterbeach Recreation Ground. AMBER = 400 -800m AMBER = No Impact A = 400 - 800m A30m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. R = >800m A = 400 - 800m A = 40	Open Space	Will it increase the		GREEN = Assumes minimum on-site
accessible open space? Distance: Outdoor Sport Facilities		quantity and quality		provision to adopted plan standards is
accessible open space? Distance: Outdoor Sport Facilities		of publically		
Distance: Outdoor Sport Facilities Pacilities	accessible open			
Outdoor Sport Facilities sports facilities? 0.6km ACF from centre of the site to Waterbeach Recreation Ground. Distance: Play How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? A = 400 - 800m Distance: City Centre From the nearest City Centre From edge of defined Cambridge City Centre? Distance: GP How far is the site from edge of defined Cambridge City Centre? Expression A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 800m				
Outdoor Sport Facilities	Distance:	How far is the		GREEN = <1km or onsite provision
Facilities sports facilities? Distance: Play Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre Centre Distance: City Centre? Distance: GP Service Distance: GP Service Distance: GP Service Explosible Accommodation and teenagers and Traveller accommodation neads of Gypsies and Traveller accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local centre of the site of a point along Chapel Street. Services and facilities clustered around surrounding area. Explosible According to the site of the site of a point along Chapel Street. Services and facilities clustered around surrounding area. Explosible According to the site of the site of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. Explosible According to the site of t	Outdoor Sport	nearest outdoor		·
Distance: Play Facilities How far is the nearest play space for children and teenagers? S36m ACF from centre of the site to Waterbeach Recreation Ground.	Facilities	sports facilities?		0.6km ACF from centre of the site to
Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Traveller bistrict or Local Centre Distance: District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Rey Local Key Local Facilities Rey Local Key Local Facilities Personage of the site or how far is the nearest nealth centre or GP service? Mill it improve quality and range of key local Will it improve satisfactory mitigation proposed).				Waterbeach Recreation Ground.
Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and	Distance: Play	How far is the		AMBER = 400 -800m
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and	Facilities	nearest play space		
Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre: How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Express A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 800m				536m ACF from centre of the site to
Gypsy & Traveller Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local centre? A = 400 - 800m		teenagers?		Waterbeach Recreation Ground.
Traveller the accommodation needs of Gypsies and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service A = 400 - 800m 430m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. R = >800m A = 400 - 800m R = >800m R = >800m A = 400 - 800m A = 400 - 800m From edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service A = 400 - 800m From edge of defined Cambridge City Centre? A = 400 - 800m From centre of site to Rosalind Franklin House Key Local Facilities Will it improve quality and range of key local	Gypsy &			AMBER = No Impact
needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre? Distance: GP How far is the nearest Point along Chapel Street. Services and facilities clustered around surrounding area. R = >800m R = >800m A = 400 - 800m A = 400				·
and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service Mow far is the site nearest health centre or GP service? Key Local Facilities A = 400 - 800m A =		accommodation		
and Travelling Showpeople? Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service Mow far is the site nearest health centre or GP service? Key Local Facilities A = 400 - 800m A =		needs of Gypsies		
Showpeople? Distance: How far is the site from the nearest District or Local Centre District or Local centre? 430m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. R = >800m R = \$800m R = >800m R =				
Distance: District or Local Centre District or Local Centre District or Local Centre? District or Local Centre? Distance: City Centre Distance: City Centre Distance: GP Service Key Local Facilities Distance: Will it improve quality and range of key local A = 400 - 800m A = 400 -		Travelling		
District or Local Centre District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Mow far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service A = 400 - 800m A = 400 - 80		Showpeople?		
Local Centre District or Local centre? Distance: City Centre? Distance: GP Service Service Distance: GP Service Service Mey Local Facilities Distance: GP Gentre Mey Local Facilities Distance: GP Gentre Mey Local Facilities Distance: GP Gentre Distance: GP Gentre Distance: GP Gentre Distance: GP Gentre A = 400 - 800m		How far is the site		A = 400 - 800m
Centre? Distance: City Centre Distance: GP Service Distance: GP Service Centre Centre Centre Centre Distance: GP Service City Centre: Distance: GP Service City Centre: Distance: GP Service City Centre: A = 400 - 800m A = 400 - 800m Sommarest health centre or GP Service: Centre or GP Service: Centre or GP Service: Centre or GP Service: Centre or GP Service: City Centre: A = 400 - 800m ACF from centre of site to Rosalind Franklin House Centre or GP Service: Centre or GP Sommare of site to Rosalind Franklin House Centre or GP Service Centre or GP Sommare Commare		from the nearest		
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service New far is the nearest health centre or GP service? Key Local Facilities Clustered around surrounding area. R = >800m A = 400 - 800m Sommation A = 400 - 800m Sommation A = 400 - 800m AMBER = No impact on facilities (or satisfactory mitigation proposed).	Local Centre	District or Local		430m from the centre of the site to a point
Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service Nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local R = >800m R = >800m A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).		centre?		along Chapel Street. Services and facilities
Centre from edge of defined Cambridge City Centre? Distance: GP How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).				
defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).	Distance: City			R = >800m
City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities City Centre? A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).	Centre	from edge of		
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities How far is the nearest health centre or GP service? A = 400 - 800m 509m ACF from centre of site to Rosalind Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).		defined Cambridge		
Service nearest health centre or GP 509m ACF from centre of site to Rosalind Franklin House Key Local Will it improve quality and range of key local AMBER = No impact on facilities (or satisfactory mitigation proposed).				
centre or GP service? Key Local Facilities Key local Facilities Centre or GP Service? Solution Soluti	Distance: GP	How far is the		A = 400 - 800m
Key Local Will it improve quality and range of key local Franklin House AMBER = No impact on facilities (or satisfactory mitigation proposed).	Service	nearest health		
Key Local Facilities Will it improve quality and range of key local AMBER = No impact on facilities (or satisfactory mitigation proposed).		centre or GP		509m ACF from centre of site to Rosalind
Facilities quality and range of key local satisfactory mitigation proposed).		service?		Franklin House
Facilities quality and range of key local satisfactory mitigation proposed).	Key Local	Will it improve		AMBER = No impact on facilities (or
of key local				
				,
		services and		No facilities lost, and no new facilities

	T	
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
raciiilles		l ·
	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 Saloung Communities
Communico	with existing	
	communities?	
ECONOMY	communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	-	
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	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
J	shopping	vitality and viability of existing centres
	hierarchy,	vitality and vidbility of oxioting centres
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	DED 0
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.2km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
	Jp. o jion iana i	which include retail, offices, or leisure uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Junues	level of investment	sufficient.
		Sumolent.
	in key community	

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

	1	
		O convices Hourly convices
D. I.I.		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		196 service - 44 Minutes from Waterbeach
City Centre		to Cambridge.
J, Co		10 00
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.62km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway		7. - 100 - 000 111
,	from an existing or	400 4054
Station	proposed train	466m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	······ga.io····
		Minor pogative effects incapable of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed, due to the close proximity of
		Payton Way. On the whole, the in-fill sites
		are less likely to present an unacceptable
		pressure on the A14 given the majority of
		travel demand will be focused on
		Cambridge and credible alternatives to car
		travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC091		
Consultation Reference numbers:		
Site name/address: Saberton Close, Waterbeach		



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

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

Current use(s): Woodland

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

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

Potential residential capacity: 12 dwellings (30 dph)

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

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

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

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

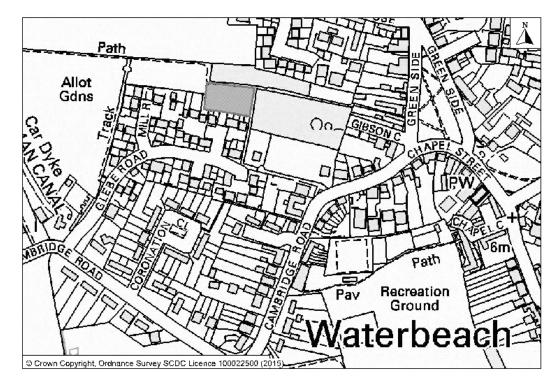
	1 1	
	accessible open	
Distance	space?	ODEEN Alone an arreite manifeliar
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.71 1.05 for an anatom of the oftenta
Facilities	sports facilities?	0.7km ACF from centre of the site to
D: 1 D		Waterbeach Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	606m ACF from centre of the site to land
	teenagers?	north of Levitt Lane, Waterbeach
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	482m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	350m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	do voiopinional
	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?	
	aonvinos:	No facilities lost, and no new facilities
		· ·
		proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing		with existing communities
Communities	development on	with existing continuintes
Communities	the site integrate	
	with existing	
ECONORAY	communities?	
ECONOMY Deprivation	Doop it address	AMPED - Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	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	3.4km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
1.1.11.1	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
Falson attent	le the are as the street	require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	langettining and an all and a second to be of
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and secondary school
Distance	Ham for to the	capacity.
Distance:	How far is the	G = <400m
Primary	nearest primary	226m ACE from control of oits to
School	school?	336m ACF from centre of site to
Distance	Ham famile th	Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km

Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	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)
Custoinable	of site)?	AMPED Cooks 10.11 from 1 oritoria halour
Sustainable	Scoring mechanism has	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	been developed to	Total score of 14
Score (SCDC)	consider access to	10tal 50016 01 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		440m ACF from the centre of the site to the
		nearest bus stop.
Frequency of Public		A = Hourly service (2)
Transport		
Public		G = 21 to 30 minutes (4)
transport		0 - 21 to 00 minutes (4)
journey time to		25 Minutes from Waterbeach to Cambridge.
City Centre		ŭ
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.75km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway Station	from an existing or	630m ACF from centre of the site to
Station	proposed train station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
, 100033	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	3
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed. On the whole, the in-fill sites are
		less likely to present an unacceptable
		pressure on the A14 given the majority of
		travel demand will be focused on
	1	Cambridge and credible alternatives to car

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

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC142		
Consultation Reference numbers:		
Site name/address: Land north of Poorsfield	Road, Waterbeach	



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

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

Current use(s): Pasture (former orchard)

Proposed use(s): Residential development

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

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

Potential residential capacity: 5 dwellings (30 dph)

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

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

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

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

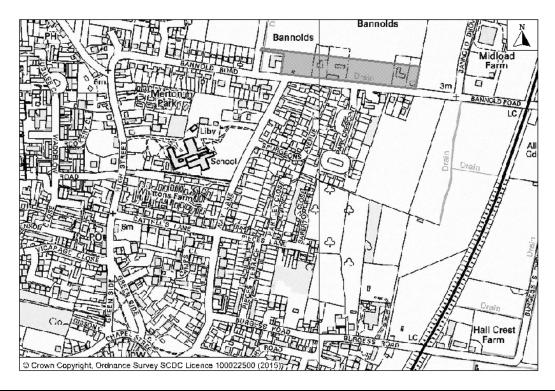
			possible to develop part of the site if it were reduced in size and additional landscape screening eastern edge. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
CLIMATE CHAI	NOT		achieved through the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

		· · · · · · · · · · · · · · · · · · ·
	health, education	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	3
	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
(Sambriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Multiple Deprivation 2010.
	1 -	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. "
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.4km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuindo	level of investment	sufficient
	in key community	Camoloni
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	minastructure,	uninco iiiraonuolure. Fiowever, liiere is

communications infrastructure and broadband? arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Education Capacity Is there sufficient education capacity? Distance: Primary School Distance: How far is the nearest primary school Secondary School Secondary School Secondary School Waterbeach Community Primary School. Primary TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? In sufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. A = 400 - 800m A = Greater than 3km nearest secondary school? A = Fer accessible near to the site? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Sustainable Transport Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Distance: bus score developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / rail station Distance: bus stop / rail station CGG = Within 400m (6) RED = Score 15-19 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. RED = Score 15-19 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop (9 service). Real Hourly service (2) 9 service - Hourly service. Frequency of Public transport, and cycling for methal from the centre of the site to the nearest bus stop (9 service). Real Hourl		1	
infrastructure and broadband? infrastructure and broadband? infrastructure and broadband? infrastructure and broadband? insufficient self-LAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. R = Greater than 3km A = 400 - 800m A = 99m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km A = KED = 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. RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / sail station Distance: bus stop / sail station C = 22m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. Transport Public Transport Public Transport Frequency of Public Transport Public Transport Frequency of Public Transport Public Transport Frequency of Public Transport Distance for G = 21 to 30 minutes (4)		including	insufficient spare mains water capacity
broadband? arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: How far is the nearest primary School Secondary School school? Distance: How far is the nearest primary School? Primary School school? A = 400 - 800m A = 400 - 800m A = Greater than 3km R = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3km B = Greater than 3km B = Greater than 3km A = Greater than 3km B = Greater than 3		communications	within the distribution zone to supply the
broadband? arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance:		infrastructure and	number of proposed properties which could
Education Capacity Is there sufficient education capacity? Distance: Primary School School? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport (at edge of			
Education Capacity Is there sufficient education capacity? Is there sufficient education capacity? Distance: Primary School Distance: How far is the nearest primary School? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: Distance: What type of cycle routes are accessible near to the site? Distance: 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. RED = Service does not meet the requirements of a high quality public transport (at edge of site)? Sustainable Transport (at edge of site)? Sustainable Transport (at edge of site)? GREEN = Score 15-19 from 4 criteria below Total score of 16. Total score of 16. Distance: bus stop / rail station Distance: bus stop / service. Frequency of Public Transport Public Transport Public Transport Public Transport Public Transport Distance: bus stop (9 service). Re Hourly service (2) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for G = Skm to 10km (4)		broadbaria:	
Education Capacity Bistance: Primary School Distance: Plow far is the nearest primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School Seconing Secon			
Education Capacity Is there sufficient education capacity? AMBER = School capacity not sufficient, constraints can be appropriately mitigated lnsufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School Distance: How far is the nearest primary School Poston on the first is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport (at edge of site)? Scorie (SCDC) Distance: bus stop / rail station Prequency of Public Transport (at capacity of the public transport) ransport (at capacity of public transport) ransport (at capacity of public transport) ransport (at capacity of public transport) and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / service / S			
Capacity education capacity? Constraints can be appropriately mitigated constraints can be appropriately mitigated linsufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance:			require investigation and possibly mitigation.
Capacity education capacity? Constraints can be appropriately mitigated constraints can be appropriately mitigated linsufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance:	Education	Is there sufficient	AMBER = School capacity not sufficient.
capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School? Distance: How far is the nearest primary school? Secondary School school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school? A = 400 - 800m Ag9m ACF from centre of site to Waterbeach Community Primary School. R = Greater than 3km A.6km ACF from centre of site to Cottenham 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 of froad path. HQPT Is there High Quality Public Transport (at edge of site)? Souring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport, and cycling. Scores determined by the four criteria below. GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - 10 Jon minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5thm to 10km (4)			•
Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. Distance: Primary School	Capacity		constraints sail be appropriately magazed
Distance: Primary School school? Distance: Primary School school? Distance: Becondary School school? Distance: Becondary School school? Distance: Becondary School school? Distance: Becondary School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport score (SCDC) Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport P		capacity?	land (finite and a short and a short
Insufficient primary and secondary school capacity.			
Distance: How far is the Primary School school? Distance: How far is the nearest primary School? Distance: How far is the nearest secondary School school? Distance: How far is the nearest secondary School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: bus stop / service (2) 9 service - Hourly service. Transport Public Transport Distance for Distance for Distance for Distance for Distance for Distance for A = 400 - 800m Waterbeach Community Primary School. R = Greater than 3km 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 of trad path. 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 of road path. 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 of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor qualit			
Distance: Primary School S			Insufficient primary and secondary school
Distance: Primary School S			capacity.
Primary School School School Primary	Distance:	How far is the	
School School? Distance: How far is the nearest secondary School School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: bus stop / rail station Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport (at each of public transport) Frequency of Public Transport (at each of public transport) Frequency of Public Transport (and cycling). Scores determined by the four criteria below. Distance: bus stop / rail station Score (SCDC) Distance: bus stop / rail station Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Frequency of Transport Frequency of Transport Frequency of Transport Frequency of Transport Frequency of Transport Freq			A = 400 - 600m
Distance: Secondary School school? How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distancer of Public Transport Public Transport Distancer bus stop / rail station Distancer bus stop / rail station Distancer of Public Transport (at edge of public transport) Distancer bus stop / rail station Distancer bus stop / rail station Distancer of Public Transport (at edge of public transport) Distancer bus stop / rail station Distancer of Cycle accident rate to access local facilities/school. Poor quality of public transport, and cycling. Scores determined by the four criteria below. Distancer bus stop / rail station Distancer bus stop / gervice). Frequency of Public Transport Public transpor			400 4054
Distance: Secondary School S	School	school?	
Secondary School			Waterbeach Community Primary School.
School School? 4.6km ACF from centre of site to Cottenham Village College. TRANSPORT	Distance:	How far is the	R = Greater than 3km
School School? 4.6km ACF from centre of site to Cottenham Village College. TRANSPORT	Secondary	nearest secondary	
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport (at edge of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: public Transport Public Transport GG = 21 to 30 minutes (4) Transport Fequency of Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport GG = 21 to 30 minutes (4) Fequency of Public Transport GG = 5km to 10km (4)		,	1 6km ACE from centre of site to Cottenham
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. RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Scoring Transport Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). Frequency of Public Transport Public Transport Public Transport Public Transport Distance for G = 21 to 30 minutes (4) Frequency of G = 5km to 10km (4)	3011001	301001:	
Cycle Routes			Village College.
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport (at edge of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distancer bus stop / rail station Frequency of Public Transport Public transport Public transport Public transport Public transport Public transport Public transport Distance for Frequency of Public transport Public transport Distancer of Total score (2) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for Distance of Total Score (3) Distance of Total Score (2) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for	TRANSPORT		
accessible near to the site? Combined by the four criteria below.	Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
the site? 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)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance of Public Transport Frequency of Public Transport Public Transport Public transport (access to a public transport) Public transport (but transport) Public transp		routes are	less than 1.5m width with medium volume of
the site? 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)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance of Public Transport Frequency of Public Transport Public Transport Public transport (access to a public transport) Public transport (but transport) Public transp		accessible near to	traffic. Having to cross a busy junction with
Frequency of Public Transport Gacilities/school. Poor quality off road path.			
RED = Service does not meet the requirements of a high quality public transport (at edge of site)? GREEN = Score 15-19 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. GG = Within 400m (6)		the site?	
Quality Public Transport (at edge of site)? 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. Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Distance for Or an interval edge of site)? GREEN = Score 15-19 from 4 criteria below Total score of 16. Or and quality public Transport a first score of 16. Or and quality publi		 	
Transport (at edge of site)? Sustainable Transport Score (SCDC) Score	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. Distance: bus stop / rail station Frequency of Public Transport Public Transport Public Transport Journey time to City Centre Distance for Of site)? GREEN = Score 15-19 from 4 criteria below Total score of 16. GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. GG = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for G = 5km to 10km (4)		Quality Public	requirements of a high quality public
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. Distance: bus stop / rail station Frequency of Public Transport Public Transport Public Transport Journey time to City Centre Distance for Of site)? GREEN = Score 15-19 from 4 criteria below Total score of 16. GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. GG = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for G = 5km to 10km (4)		Transport (at edge	transport (HQPT)
Sustainable Transport Score (SCDC) Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public Transport Public transport Public transport Public transport Public transport Distance: bus stop of Public transport Public Transport Public transport			, , ,
Transport Score (SCDC) mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public Transport Public transport Public transport Distance: bus stop (9 service). Frequency of Public Transport Public transport Distance for Distance for Total score of 16. Total score of 16. Total score of 16.	Suctainable		CREN - Score 15 10 from 4 critoria bolow
Score (SCDC) been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public Transport Public transport Public transport Distance: bus stop (9 service). Frequency of Public Transport Public transport Distance of 16. GG = Within 400m (6) Service of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. GG = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. Distance for GG = 5km to 10km (4)			GREEN = Score 15-19 Horri 4 chileria below
consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport Distance: bus stop (9 service). Frequency of Public Transport Public transport Distance for Distance for City Centre Distance for City Centre Distance for City Centre City Centre Distance for City Centre Cit			
and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport Distance to City Centre Distance for And quality of public transport, and cycling. Scores determined by the four criteria below. GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	Score (SCDC)		Total score of 16.
public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport Public transport Distance: bus stop / rail station GG = Within 400m (6) 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. G = 21 to 30 minutes (4) G = 21 to 30 minutes (4) Frequency of Public transport of the site to the nearest bus stop (9 service). Frequency of Public transport of the site to the nearest bus stop (9 service). G = 25 to 30 minutes (4) G = 25 Minutes from Waterbeach to Cambridge. Distance for G = 5 km to 10km (4)		consider access to	
public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport Public transport Distance: bus stop (9 service). Frequency of Public transport Public transport Public transport Frequency of Public transport Public transport Frequency of Public transport Public transport Frequency of Public transport Frequen		and quality of	
and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport G = 21 to 30 minutes (4) Transport 9 service - 25 Minutes from Waterbeach to City Centre G = 5km to 10km (4)			
determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport G = 21 to 30 minutes (4) G = 25 Minutes from Waterbeach to City Centre G = 5km to 10km (4) G = 2km to 10km (4) G = 5km to 10km (4) G			
Distance: bus stop / rail station			
Distance: bus stop / rail station			
stop / rail station 222m ACF from the centre of the site to the nearest bus stop (9 service). Frequency of Public Transport Public transport journey time to City Centre Distance for 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)		tour criteria below.	
stop / rail station 222m ACF from the centre of the site to the nearest bus stop (9 service). Frequency of Public Transport Public transport journey time to City Centre Distance for 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	Distance: bus		GG = Within 400m (6)
station 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. Transport Public transport journey time to City Centre Distance for 222m ACF from the centre of the site to the nearest bus stop (9 service). R = Hourly service (2) 9 service - Hourly service. 9 service - Waterbeach to Cambridge. G = 5km to 10km (4)	stop / rail		` ,
requency of Public Public G = 21 to 30 minutes (4) Transport G = 25 Minutes from Waterbeach to City Centre Distance for G = 5km to 10km (4)	•		222m ACF from the centre of the site to the
Frequency of Public Transport Public transport G = 21 to 30 minutes (4) transport journey time to City Centre Distance for R = Hourly service (2) 9 service - Hourly service. G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	Station		
Public Transport Public transport G = 21 to 30 minutes (4) transport journey time to City Centre Distance for 9 service - Hourly service. G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)		 	
Transport Public transport journey time to City Centre Distance for G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)			` '
Public transport journey time to City Centre Distance for G = 21 to 30 minutes (4) G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	Public		9 service - Hourly service.
Public transport journey time to City Centre Distance for G = 21 to 30 minutes (4) G = 21 to 30 minutes (4) 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	Transport		
transport journey time to City Centre Distance for Graph Table 1 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)	•		G = 21 to 30 minutes (4)
journey time to City Centre Distance for 9 service - 25 Minutes from Waterbeach to Cambridge. G = 5km to 10km (4)			0 - 21 to 00 miliatos (+)
City CentreCambridge.Distance forG = 5km to 10km (4)	-		O complete OF Minutes forms Mark 1
Distance for G = 5km to 10km (4)	-		
` '	Distance for		G = 5km to 10km (4)
	cycling to City		<u> </u>

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

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



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

Note: the site adjoins site 206 to the east.

Current use(s): Residential and agricultural

Proposed use(s): 23 dwellings

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

Potential residential capacity: 29 dwellings (30 dph)

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

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

			to accept any direct discharge into its
			system above the green field run off rate. All
			surface water from the site would have to be
			balanced before it is released into the
			Boards system. We also have main drains
			adjacent to the site, therefore any works
			involving these drains would require the
			consent of the Board.
BIODIVERSITY			
Designated	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 import on mustostad sites and species
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There is a
	(Including International and		group of protected trees located 20m to the south west.
	locally designated		South west.
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		-
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		A group of protected trees are located 20m
	Preservation Order		to the south west.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Mandad inches to the Control of the Control
	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
Landodape	TYM K Mantani and		, in Deri – nogativo impaot on landscape

		11 ('0' 0'
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) -
		The site is located in a relatively open area
		separating the village from the Barracks to
		the north. It is in residential and agricultural
		use with mature trees along Bannold Road.
		Bannold Road has sporadic development
		•
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		the rural separation area between
		Waterbeach and the Barracks.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	The second of thing and the
	distinctiveness of	Minor Negative Impact (development
		• • • •
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is located in a relatively open area
	appropriate design	separating the village from the Barracks to
	and scale of	the north. It is in residential and agricultural
	development?	use with mature trees along Bannold Road.
		Bannold Road has sporadic development
		along the northern side and this, together
		with the open land, creates a rural character
		and the appearance of the countryside
		entering the village, as demonstrated by the
		planning appeal (see planning history). If
		this site were developed it would intrude into
		•
		the rural separation area between
One are Dulf	Mh at aff (Waterbeach and the Barracks.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	The site is included in the Green Belt in the
	purposes?	Submission Local Plan.
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible). The
	(including	tower of St John's Church provides a
	conservation	distinctive landmark within Waterbeach,
		•
	areas, listed	being visible from many viewpoints to the
	buildings,	east and south of the village.
	registered parks	Archaeological potential will require further
İ	and gardens and	information but the assumption for a neutral

	T , , , ,	1
	scheduled	impact is that it is likely appropriate
	monuments)?	mitigation can be achieved through the
OLIMATE OLIM	NOT	development process.
CLIMATE CHA		AMPER OF L. L. C.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
E D	energy resources?	005501 51 17 4/1
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zono 1 and no drainage issues that
		Flood Zone 1 and no drainage issues that
	⊥ ΓH AND WELL BEING	cannot be appropriately addressed
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Neutral impact (existing features retained or
	space:	appropriate mitigation). Assumption is
		standard requirements for open space
		would apply.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONELIV = CHAIT OF OFFICE PROVISION
Facilities	sports facilities?	1.0km ACF from centre of the site to
1 domaio	oporto radintido:	Waterbeach Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	Citalin of challe providen
	for children and	395m ACF from centre of the site to land
	teenagers?	north of Levitt Lane, Waterbeach
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	····
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	713m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	143m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.

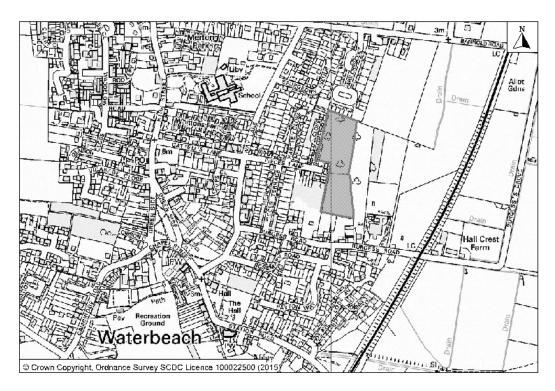
I		
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	·
		No facilities lost, and no new 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	oznamig communica
	with existing	
	communities?	
ECONOMY	1 2 3	I
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(333 3 3 3 7	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple 2 opinvation 20101
	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
Onopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing ecritics.
	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 which include retail, offices, or leisure uses.
	town, district and	which include retail, offices, of leisure uses.
Employment -	local centres? How far is the	RED = >3km
Accessibility	nearest main	NED - ZORIII
Accessibility	employment	3.7km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
	Centre:	Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land		is for employment development
Lanu	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
Litilition	employment land?	CDEEN Eviating infrastructure likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Davidanment our ver existing a resisting
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity

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

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

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

Map:



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

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

Current use(s): Woodland and pasture.

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

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

Potential residential capacity: 30 dwellings (30 dph)

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

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

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

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

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

	service?	Franklin House
Key Local	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	
ECONOMY	communities?	<u> </u>
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
5	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	3.3km ACF from centre of site to South
	centre?	Cambridgeshire 007D (Marshalls - North of
		Newmarket Road)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	

	omployment land?	
1 14:1:4:	employment land?	ODEEN Eviation infrastructure Plate ()
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
Capacity	capacity?	concurating can be appropriately magazea.
	capacity.	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	G = <400m
		G = <400111
Primary	nearest primary school?	260m ACE from control of site to
School	20110013	368m ACF from centre of site to
D : .		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.2km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	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 bink quality public
	Quality Public	requirements of a high quality public
	Quality Public Transport (at edge	transport (HQPT)
	1 _ '	
Sustainable	Transport (at edge	
	Transport (at edge of site)? Scoring	transport (HQPT)
Transport	Transport (at edge of site)? Scoring mechanism has	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
	Transport (at edge of site)? Scoring mechanism has been developed to	transport (HQPT)
Transport	Transport (at edge of site)? Scoring mechanism has been developed to consider access to	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport	Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport	Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport	Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.
Transport Score (SCDC)	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC) Distance: bus stop / rail	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4)
Transport Score (SCDC)	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 437m ACF from the centre of the site to the
Transport Score (SCDC) Distance: bus stop / rail	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4)
Transport Score (SCDC) Distance: bus stop / rail	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 437m ACF from the centre of the site to the nearest bus stop (196 service).
Transport Score (SCDC) Distance: bus stop / rail	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 437m ACF from the centre of the site to the nearest bus stop (196 service). 457m ACF from the centre of the site to the
Transport Score (SCDC) Distance: bus stop / rail station	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 437m ACF from the centre of the site to the nearest bus stop (196 service). 457m ACF from the centre of the site to the nearest bus stop (9 service).
Transport Score (SCDC) Distance: bus stop / rail	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	transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 437m ACF from the centre of the site to the nearest bus stop (196 service). 457m ACF from the centre of the site to the

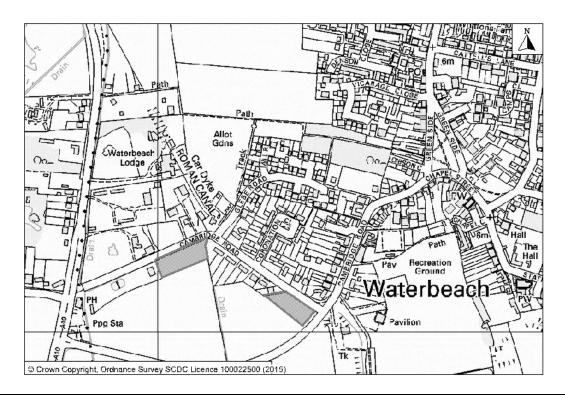
Transport		196 service - less than hourly.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		196 service - 44 Minutes from Waterbeach to Cambridge.
		9 service - 25 Minutes from Waterbeach to Cambridge.
Distance for cycling to City		G = 5km to 10km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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC202	

Consultation Reference numbers: 52 (I&O 2012)

Site name/address: Land off Cambridge Road, Waterbeach

Мар:



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

Current use(s): Agricultural

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

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

Potential residential capacity: 8 dwellings (30 dph)

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

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

Decision of1	\\/:II :4 c = = = = = =		ODEEN Door not contain to make aller to
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		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). The
	(Including		'Cambridge Road Willow Pollards' County
	International and		Wildlife Site lies approximately 55m to the
	locally designated		west of the site.
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		, , , ,
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
ii iii doll dolai o	and green spaces,		of appropriate mitigation
	through delivery of		S. Speropriate magadon
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiiaotiaotaio:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I VND6CVDE .	TOWNSCAPE AND C	III TI ID A I LII	
Landscape	Will it maintain and	OLI UNAL III	
Lanuscape			AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Noveth to James of (Days Issues of
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is somewhat separated from the
			built up area of Waterbeach by strong
			boundaries and does not relate well to the
			built-up part of the village and clearly

	1	
		performs Green Belt functions. It may be
		possible to mitigate the impacts of a smaller
		scale of development along the Cambridge
Toursesses	Mill it manifestation and	Road frontage.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	Min on Nie we Considerate and Administration and
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) - The site is somewhat separated from the
	through appropriate design	built up area of Waterbeach by strong
	and scale of	boundaries and does not relate well to the
	development?	built-up part of the village and clearly
	development:	performs Green Belt functions. It may be
		possible to mitigate the impacts of a smaller
		scale of development along the Cambridge
		Road frontage.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
O.CO. Don	the development of	purposes
	this site have on	
	Green Belt	The site is included in the Green Belt in the
	purposes?	Submission Local Plan.
Heritage	Will it protect or	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	tower of St John's Church provides a
	areas, listed	distinctive landmark within Waterbeach,
	buildings,	being visible from many viewpoints to the
	registered parks	east and south of the village. The site is
	and gardens and	located adjacent to the line of the Car Dyke
	scheduled	Roman canal. There is also evidence for
	monuments)?	Roman settlement and industry to the south, linked to the Car Dyke by a Droveway.
		Archaeological potential will require further
		information but the assumption for a neutral
		impact is that it is likely appropriate
		mitigation can be achieved through the
		development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
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	ODEEN A
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is

	T	
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
		appropriate mitigation). Assumption is
		standard requirements for open space
		would apply.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	or the transfer of the transfe
Facilities	sports facilities?	0.4km ACF from centre of the site to
1 aciitics	sports facilities:	Waterbeach Recreation Ground.
Diotopoor Blov	How far is the	AMBER = 400 - 800m
Distance: Play		AIVIBER = 400 - 800M
Facilities	nearest play space	400 4054 4 44 34 4
	for children and	422m ACF from centre of the site to
	teenagers?	Waterbeach Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 600111
Local Centre	District or Local	546m from the centre of the site to a point
	centre?	along Chapel Street. Services and facilities
		clustered around surrounding area
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,158m ACF from centre of site to Rosalind
	service?	Franklin House
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 aciiiles	of key local	satisfactory mitigation proposed).
		No facilities last, and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
	aonvinos:	No facilities lost, and no new facilities
		· ·
		proposed directly as a result of the
	11 11 11 11 11	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on	with existing communities
	the site integrate	

	with existing	
	communities?	
ECONOMY	Communitios:	<u> </u>
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 deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	Cambridge according to the Index of Multiple Deprivation 2010.
	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 - Accessibility	How far is the nearest main	RED = >3km
, recognishing	employment centre?	3.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
Distance:	How far is the	R = >800m

Drimon	pooroot primary	
Primary	nearest primary school?	977m ACE from control of oits to
School	school?	877m ACF from centre of site to
		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.5km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Routes	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	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Score (SCDC)	been developed to	Total score of 16.
00010 (0020)	consider access to	10101 00010 01 10.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		240m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		, ,
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0 - 3km to 10km (4)
Centre		7.81km ACF from the centre of the site to
Centile		
Dieteras	How for in theit-	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	204 4054
Station	proposed train	921m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. On the whole, the
	avanable capacity:	in-fill sites are less likely to present an
		, ,
		unacceptable pressure on the A14 given the
		majority of travel demand will be focused on
		Cambridge and credible alternatives to car

		travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		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.