

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

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

| Designated | | CREEN Dese not contain is not adiagont |
|----------------|----------------------|---|
| 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). There is a |
| | (Including | protected Ash tree situated in rear garden of |
| | International and | 43 Vicarage Close, approximately 22m to |
| | locally designated | the north east. |
| | 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 | mugaton |
| | native species, and | Assumptions for a neutral impact are that |
| | help deliver habitat | existing features that warrant retention can |
| | restoration (helping | be retained or appropriate mitigation will be |
| | to achieve | |
| | | achieved through the development process. |
| | Biodiversity Action | |
| | Plan targets, and | |
| | maintain | |
| | connectivity | |
| | between green | |
| | infrastructure)? | |
| TPO | Are there trees on | GREEN = Site does not contain or adjoin |
| | site or immediately | any protected trees |
| | adjacent protected | |
| | by a Tree | There is a protected Ash tree situated in |
| | Preservation Order | rear garden of 43 Vicarage Close, |
| | (TPO)? | approximately 22m to the north. |
| Green | Will it improve | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | loss of existing green infrastructure capable |
| | and green spaces, | of appropriate mitigation |
| | through delivery of | |
| | and access to | Neutral impact (existing features retained, |
| | green | or appropriate mitigation possible). |
| | infrastructure? | Assumptions for a neutral impact include |
| | | that appropriate design and mitigation |
| | | measures would be achieved through the |
| | | development process. Footpaths run along |
| | | the northern and western boundaries of the |
| | | site and it should be possible to provide a |
| | | link to these. |
| | L TOWNSCAPE AND C | |
| Landscape | Will it maintain and | AMBER = negative impact on landscape |
| Lanuscape | enhance the | • |
| | | character, incapable of mitigation. |
| | diversity and | Miner Negotive Impert (Development) |
| | distinctiveness of | Minor Negative Impact (Development |
| | landscape | conflicts with landscape character, minor |
| 1 | character? | negative impacts incapable of mitigation) - |
| | | To the west and north, enclosed fields again |

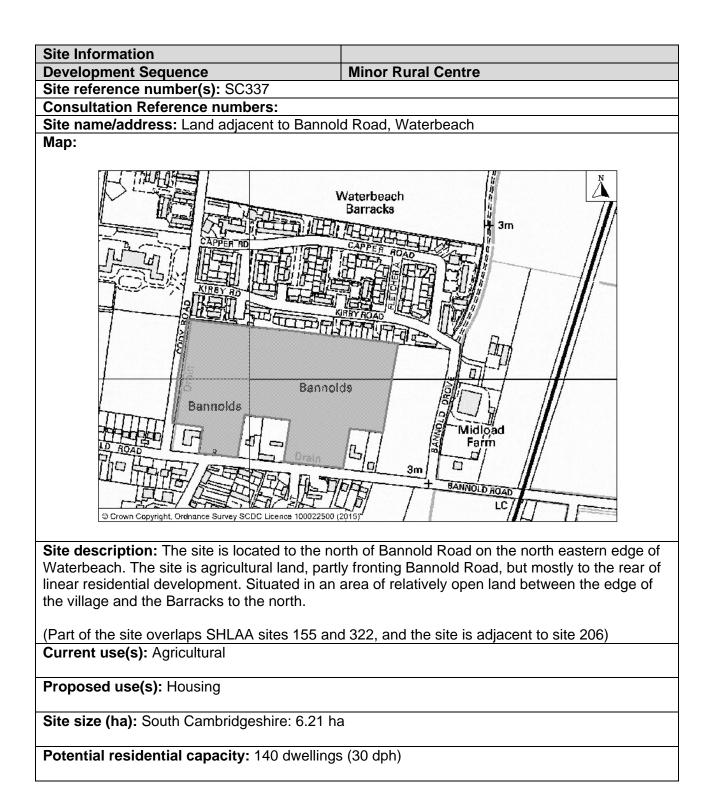
| | | provide an important landscape setting for the village. Public footpaths lead out from |
|------------|--|--|
| | | The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart |
| | | of the village, the site therefore provides an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

| | | | is likely appropriate mitigation can be achieved through the development process. |
|------------------------------|---|---|---|
| CLIMATE CHA | NGE | | |
| Renewables | Will it support the use of renewable energy resources? | | AMBER = Standard requirements for renewables would apply |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | | | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| HUMAN HEAL | TH AND WELL BEING | 6 | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport Facilities | nearest outdoor sports facilities? | | 0.3km 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 191m ACF from centre of the site to Waterbeach Recreation Ground. |
| Gypsy & Traveller | Will it provide for the | | AMBER = No Impact |
| | accommodation needs of Gypsies and Travellers and Travelling Showpeople? | | No effect on pitch or plot provision. |
| Distance: | How far is the site | | G = <400m |
| District or Local Centre | from the nearest District or Local centre? | | 171m 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 729m ACF from centre of site to Rosalind Franklin House |
| Key Local Facilities | Will it improve quality and range of key local | | AMBER = No impact on facilities (or satisfactory mitigation proposed). |
| | services and facilities including health, education and leisure (shops, post offices, pubs etc?) | | No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community | Will it encourage | | GREEN = Development would not lead to |

| Facilities | and enable | the loss of any community facilities or |
|----------------------|----------------------------------|--|
| T dointies | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | |
| | with existing | |
| | communities? | |
| ECONOMY | 1 | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| Chopping | shopping | vitality and viability of existing centres. |
| | hierarchy, | |
| | 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 |
| Employment | Would | Newmarket Road) G = No loss of employment land / allocation |
| Employment - Land | development result | is for employment development |
| Lana | in the loss of | |
| | employment land, | |
| | or deliver new | |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | |
| | services and | Development can use existing capacity in |
| | infrastructure, | utilities infrastructure. However, there is |
| | including | insufficient spare mains water capacity |
| | communications | within the distribution zone to supply the |
| | infrastructure and | number of proposed properties which could |
| | broadband? | arise if all the SHLAA sites within the zone |
| | | were to be developed. The sewerage |

| | | notwork is approaching consoity and will |
|----------------------|---------------------------------------|---|
| | | 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 |
| e ap a only | capacity? | |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient primary and secondary school |
| | | capacity. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 448m ACF from centre of site to |
| | | Waterbeach Community Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 4.7km ACF from centre of site to Cottenham |
| | | Village College. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| HQPT | la thara High | facilities/school. Poor quality off road path. RED = Service does not meet the |
| | Is there High Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 16. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 122m ACF from the centre of the site to the |
| | | nearest bus stop. |
| 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 | | 0.04 km ACE from the control of the site to |
| Centre | | 8.24km ACF from the centre of the site to |
| Dictoroc: | How far is the site | Cambridge Market. A = 400 - 800m |
| Distance: Railway | | A = 400 - 60011 |
| Station | from an existing or proposed train | 751m ACF from centre of the site to |
| JIANUT | | |

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



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

| | 1 | |
|---------------------|-----------------------|---|
| | best and most | Development would not affect best and |
| | versatile | most versatile agricultural land (Grades 1 |
| | agricultural land? | and 2). Very small part of the site Grade 2. |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | Small part of the site within an area |
| | 100011001 | 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 | inipada |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | of all quality : | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | adequate miligation |
| | 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 | contamination on | area with a history of contamination. |
| | the site? | area with a history of containination. |
| | | 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 | magaaon |
| | of the water | Development unlikely to affect water quality. |
| | environment? | Assumptions for a neutral impact are that |
| | | |
| | | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process, e.g. as part of |
| BIODIVERSITY | | Sustainable Drainage Systems (Suds). |
| | Will it conserve | GREEN = Does not contain, is not adjacent |
| Designated Sites | | to designated for nature conservation or |
| Olico | protected species | |
| | and protect sites | recognised as containing protected species, |
| | designated for | or local area will be developed as |

| | I . | | |
|----------------|----------------------|-----------|--|
| | nature | | greenspace. No or negligible impacts. |
| | conservation | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | magaion |
| | | | Assumptions for a neutral impact are that |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| _ | site or immediately | | any protected trees |
| | adjacent protected | | . , |
| | by a Tree | | A group of protected trees are located 12m |
| | Preservation Order | | to the south west. |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | | | Noutral impact (aviating 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 H | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | - |
| | distinctiveness of | | Minor Negative Impact (Development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | The site is located in a relatively open area |
| | | | separating the village from the Barracks to |
| | | | the north. It is in agricultural use. Bannold |
| | | | 5 |
| | | | Road has sporadic development along the |
| | | | northern side and this, together with the |
| | | | open land, creates a rural character and the |
| | | | |
| | | | appearance of the countryside entering the village. If this site were developed it would |

| | | intrude into the rural concretion area |
|------------------------------|------------------------|--|
| | | intrude into the rural separation area |
| Taumaaana | Mill it maintain and | between Waterbeach and the Barracks. |
| Townscape | Will it maintain and | AMBER = negative impact on townscape |
| | enhance the | character, incapable of mitigation. |
| | diversity and | |
| | distinctiveness of | Minor Negative Impact (development |
| | townscape | conflicts with townscape character, minor |
| | character, including | negative impacts incapable of mitigation) - If |
| | through | this site were developed it would intrude into |
| | appropriate design | the rural separation area between |
| | and scale of | Waterbeach and the Barracks. |
| | development? | |
| 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 |
| 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 | |
| CLIMATE CHA | monuments)? | |
| | | AMDED Standard requirements for |
| 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 | |
| | 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 | Nexture lines and family for the state of the |
| | space? | Neutral impact (existing features retained or |
| | | appropriate mitigation). Assumption is |
| | | standard requirements for open space |
| | | would apply. |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | |
| Facilities | sports facilities? | 1.0km ACF from centre of the site to |
| | | Waterbeach Recreation Ground. |
| | | |
| Distance: Play Facilities | How far is the | GREEN = <400m or onsite provision |

| | for children and | 371m 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 | 790m ACF to Chapel Street, Waterbeach |
| | centre? | |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| Distance OD | City Centre? | 0 400m |
| Distance: GP | How far is the nearest health | G = <400m |
| Service | centre or GP | 170m ACF from centre of site to Rosalind |
| | service? | Franklin House |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| 1 dointies | of key local | satisfactory miligation proposed). |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| Integration | How well would the | development. AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | |
| | with existing | |
| | communities? | |
| ECONOMY | | - |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |

| C | deprived wards of Cambridge? | |
|--------------------------|--|---|
| | Jannonuud ! | |
| s | Will it protect the shopping | GREEN = No effect or would support the vitality and viability of existing centres. |
| s v c t | nierarchy, supporting the vitality and viability of Cambridge, sown, district and ocal 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. |
| | How far is the | RED = >3km |
| Accessibility n | nearest main employment centre? | 3.77km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) |
| Land d ir e | Would development result n the loss of employment land, or deliver new employment land? | G = No loss of employment land / allocation is for employment development |
| Utilities V | Will it improve the evel of investment n key community | GREEN = Existing infrastructure likely to be sufficient. |
| ir ir c ir b | services and nfrastructure, ncluding communications nfrastructure and proadband? | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| Capacity e | s there sufficient education capacity? | AMBER = School capacity not sufficient, constraints can be appropriately mitigated |
| | | School capacity not sufficient, but significant issues can be adequately addressed. |
| Primary n School s | How far is the nearest primary school? | A = 400 - 800m 444m ACF from centre of site to Waterbeach Community Primary School. |
| Secondary n School s | How far is the nearest secondary school? | R = Greater than 3km5.1km ACF from centre of site to CottenhamVillage College. |
| TRANSPORT | | |
| ri a | 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 |
| ti | | facilities/school. Poor quality off road path. |

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

| Site Information | |
|--|--|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC045 | |
| Consultation Reference numbers: 46 (I&O 2 | 2012) |
| | nd, Willingham (land east of 39-65 Rockmill End, |
| Willingham) | , 3 (. |
| Map: | |
| Site description: The site is located to the ear | st of Rockmill End and south of Meadow Road on |
| the north eastern side of Willingham. Resident site. To the east lies a small cluster of Gypsy a | tial development lies to the south and west of the and Traveller pitches fronting onto Meadow Road |
| and Belsar Farm lies immediately to the north. agricultural land. The site comprises part allot | |
| | thern and western sides by low hedgerow, with |
| taller hedgerow along the northern boundary a | |
| Current use(s): Agricultural and allotments | |
| Proposed use(s): 136 dwellings | |
| Site size (ha): South Cambridgeshire: 3.41 ha | а. |
| Potential residential capacity: 48 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 | |
|---------------|------------------------|--|
| Lanu | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | | site but all Grade 2. |
| | versatile | site but all Grade 2. |
| N 41 1 | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | A small part of the site within an area |
| | | designated in the Minerals and Waste LDF |
| | | but development would not have a negative |
| | | impact. |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Some minor to moderate additional |
| | receptor or | road traffic noise generation impact on |
| | generator | existing residential due to development |
| | (including | related car movements but dependent on |
| | compatibility with | location of site entrance |
| | neighbouring | |
| | uses)? | |
| Contamination | Is there possible | AMBER = Site partially within or adjacent to |
| Contamination | contamination on | an area with a history of contamination, or |
| | the site? | capable of remediation appropriate to |
| | the site: | proposed development (potential to achieve |
| | | benefits subject to appropriate mitigation) |
| | | |
| | | A small part of the site is in use for |
| | | • |
| | | allotments and may have contaminated |
| | | land. Potential for minor benefits through |
| \Mata= | Mill it proto at a rad | remediation of minor contamination |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | |
| | of the water | Assumptions for a neutral impact are that |
| | environment? | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process, e.g. as part of |
| | | Sustainable Drainage Systems (Suds). |
| BIODIVERSITY | | |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |

| 0.1 | | | |
|----------------|----------------------|------------|---|
| Sites | protected species | | to designated for nature conservation or |
| | and protect sites | | recognised as containing protected species, |
| | designated for | | or local area will be developed as |
| | nature | | greenspace. No or negligible impacts. |
| | conservation | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| Diodiversity | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | | | |
| | fragmentation, | | mitigation |
| | enhance | | Accumptions for a neutral increase that |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| Innastructure | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | | | |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor Negative Impact (Development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | Nearer to Willingham, the setting is more |
| | | | enclosed with smaller fields, paddocks, |
| | | | horticulture, orchards, glasshouses and a |
| | | | caravan park. These transition areas |
| | | | between the village and more open Fen |
| L | | | sourcentine milage and more open ren |

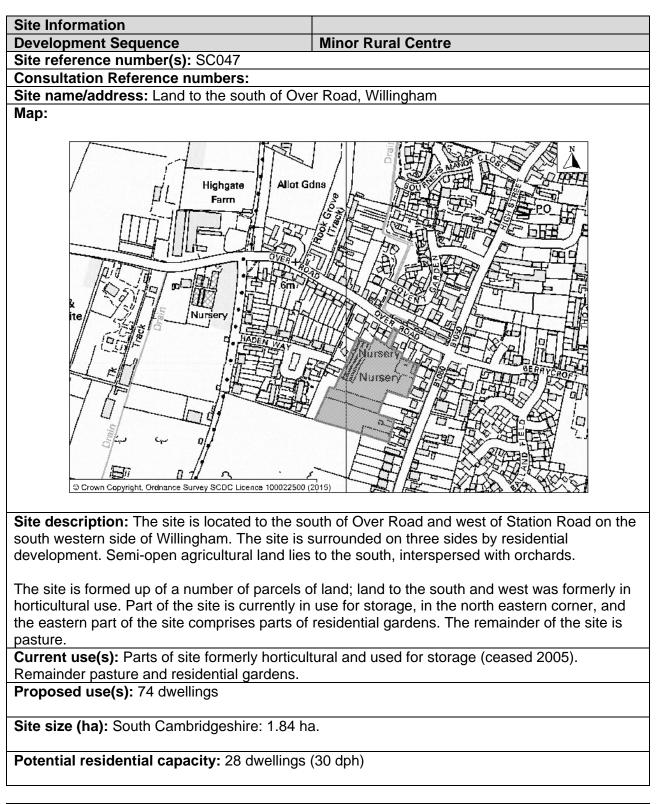
| Will it maintain and enhance the diversity and distinctiveness of | | Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development |
|--|--|--|
| townscape character, including through appropriate design and scale of development? | | conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a very skeleton road framework formed from the historic background of horticulture which has led to considerable linear development within the village. Development of this site is incompatible with the linear street pattern characteristic of approach roads into Willingham. |
| What effect would the development of this site have on Green Belt purposes? | | GREEN = No impact or Minor positive impact on Green Belt purposes |
| enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Conservation Area lies approximately 150m to the south west, containing several Grade II 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. |
| NGE | | |
| Will it support the use of renewable energy resources? | | AMBER = Standard requirements for renewables would apply |
| Is site at flood risk? | | GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that cannot be appropriately addressed |
| |) | |
| 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). |
| | 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? 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)? IGE Will it support the use of renewable energy resources? Is site at flood risk? H AND WELL BEING 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?What effect would the development of this site have on Green Belt purposes?Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?VGEWill it support the use of renewable energy resources?Will it site at flood risk?HAND WELL BEINGWill it increase the quantity and quality of publically accessible open |

| | I | |
|----------------|----------------------|--|
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | |
| Facilities | sports facilities? | 0.9km ACF from centre of the site to |
| | | Willingham Recreation Ground. |
| Distance: Play | How far is the | AMBER = 400 - 800m |
| Facilities | nearest play space | |
| | for children and | 733m ACF from centre of the site to land |
| | teenagers? | east of West Fen Road, Willingham |
| 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 | 830m ACF to the High Street - location |
| | centre? | chosen as representation of central point of |
| | | these services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| | City Centre? | |
| | | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 651m ACF from centre of site to The |
| | service? | Surgery, Willingham |
| | | |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | 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 | |
| Johnnundes | with existing | |
| | communities? | |
| ECONOMY | | 1 |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| Deprivation | | |

| (Cambridge) | pockets of income and employment | most deprived Super Output Areas within 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 | 8.1km ACF from centre of site to South |
| | centre? | Cambridgeshire 006D (Histon, including |
| Franks um ant | Would | Vision Park) |
| Employment - Land | | G = No loss of employment land / allocation |
| Lano | development result in the loss of | is for employment development |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | employment land? | employment and of premises. |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | |
| | services and | Development can use existing capacity in |
| | infrastructure, | utilities infrastructure. However, the |
| | including | sewerage network is approaching capacity |
| | communications | and will require investigation and possibly |
| | infrastructure and | mitigation. |
| | broadband? | |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | Insufficient anore school conseits but |
| | | Insufficient spare school capacity but potential for improvement to meet needs. |
| | | Insufficient secondary school capacity. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | N = +00 - 000m |
| School | school? | 800m ACF from centre of site to Willingham |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 5.4km ACF from centre of site to Cottenham |
| | | Village College. |
| TRANSPORT | | |

| | | ·· ·· · · · · · · · · · · · · · · |
|-----------------|---------------------------------------|--|
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | | |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 13. |
| | 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 | | FZOm AOF from the control of the cite to |
| station | | 579m ACF from the centre of the site to |
| | | nearest bus stop (Citi 5). |
| Frequency of | | R = Hourly service (2) |
| Public | | |
| Transport | | Citi 5 has an hourly service. |
| Public | | A = 31 to 40 minutes (3) |
| transport | | |
| | | Citi E Rue convice takes 29 minutes from |
| journey time to | | Citi 5 Bus service takes 38 minutes from |
| City Centre | | Willingham to St. Ives |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 9.59km ACF from the centre of the site to |
| | | St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| • | - | 10 CCCm ACE from control of the cite to |
| Station | proposed train | 10,666m ACF from centre of the site to |
| | station? | Waterbeach Station. |
| Access | Will it provide safe | AMBER = Insufficient capacity / access. |
| | access to the | Negative effects capable of appropriate |
| | highway network, | mitigation. |
| | where there is | - |
| | available capacity? | Insufficient capacity or access constraints |
| | available capacity ! | that cannot be adequately mitigated. The |
| | | |
| | | Highways Agency comment that this site is |
| | | in an area heavily reliant on the A14 for |
| | | strategic access. It is difficult to see more |
| | | than a small proportion of these sites being |
| | | deliverable prior to major improvements to |
| | | the A14, and even this could require |
| | | · · |
| | | substantial mitigation measures. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | · · · · · · · · · · · · · · · · · · · | |

| or cycling facilities? |
|------------------------|
|------------------------|



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

| cated or uced air air quality M11, or |
|---|
| uced air air quality |
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| Designated Sites | Will it conserve protected species | | GREEN = Does not contain, is not adjacent to designated for nature conservation or |
|---------------------|---------------------------------------|------------|---|
| | and protect sites designated for | | recognised as containing protected species, or local area will be developed as |
| | nature | | • |
| | conservation | | greenspace. No or negligible impacts. |
| | | | |
| | interest, and | | |
| | geodiversity? (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| Diodiversity | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | mugaton |
| | 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 | | |
| 0 | (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 | | Noutral impact (aviating factures rateined |
| | and access to | | Neutral impact (existing features retained, |
| | green infrastructure? | | or appropriate mitigation possible). Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | 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) - |
| | | | Nearer to Willingham, the setting is more |
| | | | enclosed with smaller fields, paddocks, |
| | | | horticulture, orchards, glasshouses and a |
| | | | caravan park. These transition areas |

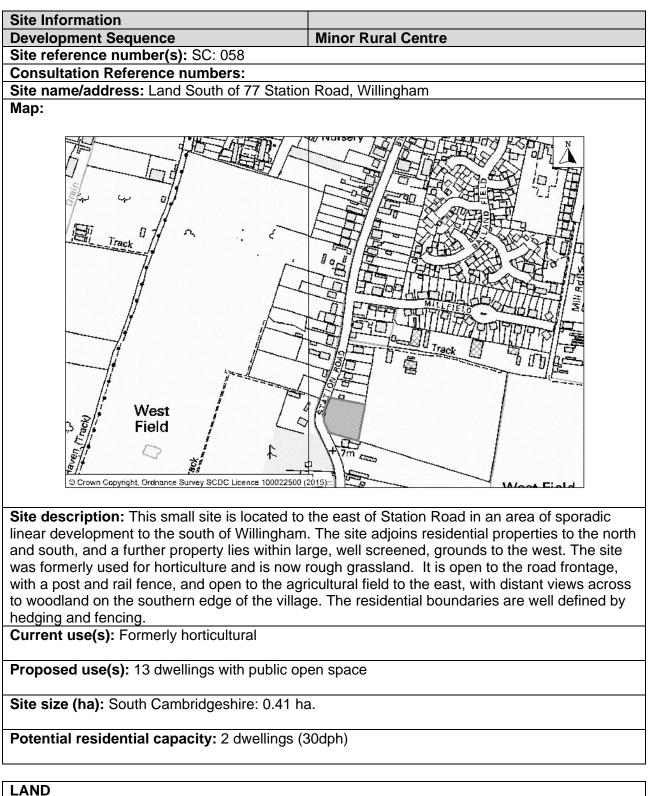
| Taxa | | | between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedge lines and in groups. The site forms part of the 'transition' area between the village and the open countryside. | |
|----------------|--|--|--|--|
|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

| | | | development being located to the rear of the site, closest to the surrounding countryside, poorly related to existing development and the road frontage. |
|--|---|---|---|
| HUMAN HEAL | TH AND WELL BEING | 6 | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite |
| 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 Willingham Recreation Ground. |
| Distance: Play Facilities Gypsy & | How far is the nearest play space for children and teenagers? Will it provide for | | AMBER = 400 -800m 794m ACF from centre of the site to land east of West Fen Road, Willingham. AMBER = No Impact |
| Traveller | the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | | No effect on pitch or plot provision. |
| Distance: District or Local Centre | How far is the site from the nearest District or Local centre? | | A = 400 - 800m 439m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
| Distance: City Centre | How far is the site from edge of defined Cambridge City Centre? | | R = >800m |
| Distance: GP Service | How far is the nearest health centre or GP service? | | A = 400 - 800m 592m ACF from centre of site to The Surgery, Willingham |
| Key Local Facilities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | | AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community Facilities | Will it encourage and enable engagement in community activities? | | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the |

| | | development. |
|------------------------------|---|--|
| Integration with Existing | How well would the development on | RED = Limited scope for integration with existing communities / isolated and/or |
| Communities | the site integrate with existing | separated by non-residential land uses |
| | communities? | Development would be poorly related to the existing built-up area and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area. |
| ECONOMY | 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 | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |
| Shopping | Cambridge? Will it protect the | GREEN = No effect or would support the |
| Shopping | shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main employment centre? | 7.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park) |
| Employment - Land | Would development result in the loss of employment land, or deliver new employment land? | G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises. Part of the site was formerly used for horticultural and storage (but use ceased in 2005). |
| Utilities | Will it improve the level of investment in key community services and infrastructure, including communications | GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly |
| | infrastructure and broadband? | mitigation. |

| Education | Is there sufficient | AMBER = School capacity not sufficient, |
|------------------------|---|--|
| Capacity | education | constraints can be appropriately mitigated |
| Capacity | capacity? | constraints can be appropriately mitigated |
| | capacity : | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary school capacity. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | A = 1 00 - 000m |
| School | school? | 461m ACF from centre of site to Willingham |
| Control | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 4.3km ACF from centre of site to Swavesey |
| | | Village College. |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| 2 | 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 15. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| Distance: bus | four criteria below. | CC = Mithin (00m (6)) |
| | | GG = Within 400m (6) |
| stop / rail station | | 152m ACF from the centre of the site to |
| Station | | nearest bus stop. |
| Frequency of | | A = Hourly service (2) |
| Public | | |
| Transport | | |
| Public | | A = 31 to 40 minutes (3) |
| transport | | |
| journey time to | | Citi 5 Bus service takes 38 minutes from |
| City Centre | | Willingham to St. Ives. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 8.67km ACF from the centre of the site to |
| | | St. Ives Market. |
| Distance | | R = >800m |
| Distance: | How far is the site | |
| Distance: Railway | How far is the site from an existing or | |
| | | 11,175m ACF from centre of the site to |
| Railway | from an existing or proposed train station? | Waterbeach Station. |
| Railway | from an existing or proposed train | |

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



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

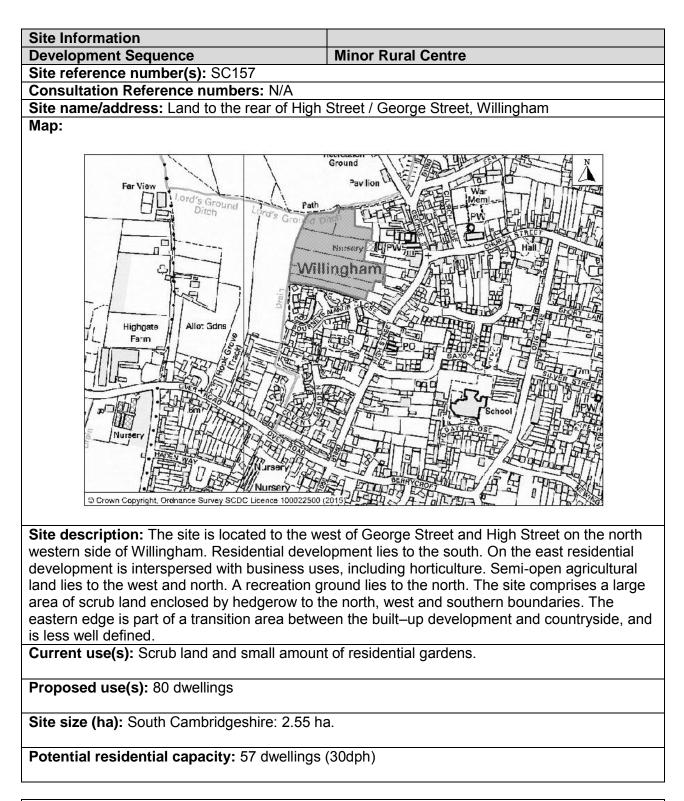
| | | · · · · · · · · · · · · · · · · · · · |
|---------------|-----------------------|---|
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 1. |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | A very small part of the site within an area |
| | | designated in the Minerals and Waste LDF |
| | | but development would not have a negative |
| | | impact. |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Some minor to moderate additional |
| | receptor or | road traffic noise generation impact on |
| | generator | 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 | 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 | groonopado. No di negligible impadio |
| | interest, and | |
| | geodiversity? | |
| | • | |
| | (Including | |

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

| | and scale of | | existing ribbon development south of the |
|----------------|--------------------------|----------|--|
| | development? | | village. It would have a detrimental impact |
| | - | | on the linear and rural character of this part |
| | | | of the village. |
| Green Belt | What effect would | | GREEN = No impact or Minor positive |
| Croon Doit | the development of | | impact on Green Belt purposes |
| | this site have on | | Impact on Oreen Beit purposes |
| | | | |
| | 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 |
| | , U | | |
| | 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 | | | |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| | use of renewable | | renewables would apply |
| | energy resources? | | |
| Flood Risk | Is site at flood risk? | | RED = Flood Zone 3 / high risk |
| T IOOU INISK | IS SILE AL HOOD TISK! | | RED = 11000 Zone 37 high hisk |
| | | | Flood Zono 2 (or other form of flood rick |
| | | | Flood Zone 3 (or other form of flood risk |
| | | | incapable of appropriate mitigation) - the |
| | | | majority of the site is within Flood Zone 3, |
| | | | leaving only a very narrow strip of land |
| | | | along the road frontage. |
| HUMAN HEAL | <u>FH AND WELL BEING</u> | <u>.</u> | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | AMBER = 1-3km |
| Outdoor Sport | nearest outdoor | | |
| Facilities | | | 1.2km ACF from centre of the site to |
| | sports facilities? | | |
| Distance DI | Llaur fam la th | | Willingham Recreation Ground. |
| Distance: Play | How far is the | | RED = >800m |
| Facilities | nearest play space | | |
| | for children and | | 1,256m ACF from centre of the site to land |
| | teenagers? | | east of West Fen Road, Willingham |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | ' |
| | accommodation | | |
| | needs of Gypsies | | |
| | and Travellers and | | |
| | Travelling | | |
| | | | |

| | 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 | |
| Accessionity | | 9.4km ACF from centre of site to South |
| | employment | |
| | 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? | employment land of premises. |
| Utilities | Will it improve the | OPEEN - Eviating infractructure likely to be |
| Junies | | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | |
| | services and | Development can use existing capacity in |
| | infrastructure, | utilities infrastructure. However, the |
| | including | sewerage network is approaching capacity |
| | communications | and will require investigation and possibly |
| | infrastructure and | mitigation. |
| | broadband? | initigation |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| Capacity | | constraints can be appropriately mitigated |
| | capacity? | here (C - i - et an en en en en el a en el c'here hert |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary school capacity. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 774m ACF from centre of site to Willingham |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 4.2km ACF from centre of site to Swavesey |
| | | Village College. |
| TDANEDODT | | |
| | | DED. No evolve envision or evolut |
| 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 | · · · · · · · · · · · · · · · · · · · | GREEN = Score 15-19 from 4 criteria below |
| | Scoring | |
| Transport | mechanism has | Total again of 45 |
| Score (SCDC) | been developed to | Total score of 15. |
| | consider access to | |
| | and quality of | |
| | | |

| | and the trees of |] |
|-----------------|-------------------------|---|
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 180m ACF from the centre of the site to |
| | | nearest bus stop. |
| Frequency of | | R = Hourly service (2) |
| Public | | ···· , ··· () |
| Transport | | |
| Public | | A = 31 to 40 minutes (3) |
| transport | | |
| journey time to | | Citi 5 Bus service takes 38 minutes from |
| City Centre | | Willingham to St. Ives. |
| Distance for | | |
| | | G = 5km to 10km (4) |
| cycling to City | | 9.77km ACE from the control of the site to |
| Centre | | 8.77km ACF from the centre of the site to |
| Distance | Linux form in the state | St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| Station | proposed train | 10,942m ACF from centre of the site to |
| | station? | Waterbeach Station. |
| Access | Will it provide safe | AMBER = Insufficient capacity / access. |
| | access to the | Negative effects capable of appropriate |
| | highway network, | mitigation. |
| | where there is | |
| | available capacity? | Insufficient capacity or access constraints |
| | | that cannot be adequately mitigated. The |
| | | Highways Agency comment that this site is |
| | | in an area heavily reliant on the A14 for |
| | | strategic access. It is difficult to see more |
| | | than a small proportion of these sites being |
| | | deliverable prior to major improvements to |
| | | the A14, and even this could require |
| | | substantial mitigation measures. The |
| | | Highway Authority have concerns in |
| | | relationship to the provision of suitable inter |
| | | vehicle visibility splay for this site |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | | |
| | transport, walking | |
| | or cycling facilities? | |



| LAND | 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 | | | |

| | I | |
|---------------|-----------------------|---|
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 2. |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | 5 |
| | reserves? | Site within an area designated in the |
| | | Minerals and Waste LDF but development |
| | | would not have a negative impact. |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | | • |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Possible noise from existing green |
| | | houses / nurseries to the East to rear of |
| | receptor or | |
| | generator | Ravens Yard / Love Lane but noise sources |
| | (including | not quantified, which may require |
| | compatibility with | consideration. Some minor to moderate |
| | neighbouring | additional road traffic noise generation |
| | uses)? | impact on existing residential due to |
| | | development related car movements but |
| | | dependent on location of site entrance. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination |
| | the site? | |
| | | Development not on land likely to be |
| | | contaminated |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| VVALCI | where possible | |
| | • | mitigation |
| | enhance the quality | |
| | of the water | Assumptions for a neutral impact are that |
| | environment? | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process, e.g. as part of |
| | | Sustainable Drainage Systems (Suds). |
| BIODIVERSITY | | |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |
| Sites | protected species | to designated for nature conservation or |
| | and protect sites | recognised as containing protected species, |
| | designated for | or local area will be developed as |
| | nature | greenspace. No or negligible impacts |
| | | greenspace. No or negligible impacte |

| | conservation | | |
|----------------|--------------------------|------------|--|
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| Diadiyoraity | sites) Would | | AMPER - Revelopment would have a |
| Biodiversity | development | | AMBER = Development would have a negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | mugaton |
| | 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 | | Noutral impost (aviating factures rateined |
| | and access to | | Neutral impact (existing features retained, |
| | green infrastructure? | | or appropriate mitigation possible). Assumptions for a neutral impact include |
| | initia Structure ? | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. It may be possible to |
| | | | provide a link to a footpath lies |
| | | | approximately 15m to the north of the site, |
| | | | on the opposite side of Lord's Ground Ditch, |
| | | | but no green infrastructure proposed. |
| LANDSCAPE. | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | RED = Significant negative impact on |
| | enhance the | | landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | |
| | landscape | | The site is in an area characterised as small |
| | character? | | enclosed fields and paddocks with mature |
| | | | hedgerows, and a rural edge. These create |
| | | | a soft edge and transition between |
| | | | Willingham and the Fenland landscape. |
| | | | Development would intensify development, |
| | | | extending the built area of the village |

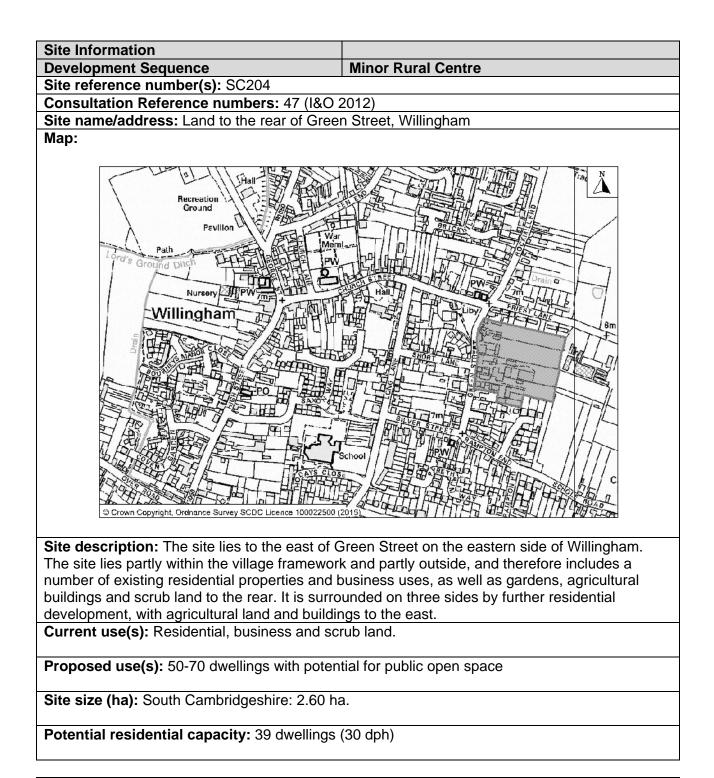
| | | | outwards into land that is open and rural in |
|--------------|---------------------------------------|---|--|
| | | | character, resulting in the loss of historic |
| | | | burgage plots characteristic of the village |
| | | | and loss of openness and wooded backdrop to High Street. This would have a significant |
| | | | adverse effect on the setting of the |
| | | | Conservation Area and several Listed |
| | | | Buildings. |
| Townscape | Will it maintain and | | RED = Significant negative impact on |
| | enhance the | | townscape character, no satisfactory |
| | diversity and distinctiveness of | | mitigation measures possible. |
| | townscape | | Development would intensify development, |
| | character, including | | extending the built area of the village |
| | through | | outwards into land that is open and rural in |
| | appropriate design | | character, resulting in the loss of historic |
| | and scale of development? | | burgage plots characteristic of the village. This would have a significant adverse effect |
| | development | | on the setting of the Conservation Area and |
| | | | several Listed Buildings. |
| 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 historical, | | and features, with potential for significant negative impacts incapable of appropriate |
| | archaeological, or | | mitigation |
| | cultural interest | | |
| | (including | | The site forms an important part of the |
| | conservation | | setting of the adjoining Conservation Area |
| | areas, listed buildings, | | and 4 Grade II Listed Buildings and as well as other Listed Buildings within the |
| | registered parks | | Conservation Area. |
| | and gardens and | | |
| | scheduled | | Archaeological potential will require further |
| | monuments)? | | information but the assumption for a neutral |
| | | | impact is that it is likely appropriate mitigation can be achieved through the |
| | | | development process. |
| CLIMATE CHAI | | | · · · · · |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| | use of renewable energy resources? | | renewables would apply |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | | | |
| | | | The majority of the site is within Flood Zone |
| | | | 1 and no drainage issues that cannot be appropriately addressed. However, a small |
| | | | part of the north western corner of the site is |
| | | | within Flood Zone 3. |
| HUMAN HEALT | TH AND WELL BEING | ; | |

| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
|------------------------------|------------------------------------|--|
| | quantity and quality of publically | provision to adopted plan standards is provided onsite |
| | accessible open | |
| | space? | |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | |
| Facilities | sports facilities? | 0.2km ACF from centre of the site to |
| | | Willingham Recreation Ground. |
| Distance: Play | How far is the | GREEN = <400m or onsite provision |
| Facilities | nearest play space | • |
| | for children and | 269m ACF from centre of land east of West |
| | teenagers? | Fen Road, Willingham |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | |
| | accommodation | |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| Distance | Showpeople? | 0 (100- |
| Distance: | How far is the site | G = <400m |
| District or | from the nearest | 196m ACE to the High Street Josetian |
| Local Centre | District or Local centre? | 186m ACF to the High Street - location chosen as representation of central point of |
| | Centre | these services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| Ochic | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | G = <400m |
| Service | nearest health | |
| | centre or GP | 379m ACF from centre of site to Willingham |
| | service? | Surgery |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | 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? | P0001010 |
| | | No facilities lost, and no new facilities |
| | 1 | proposed directly as a result of the |
| | | |
| | | development. |
| Integration | How well would the | development. |
| Integration with Existing | How well would the development on | |
| | | development. AMBER = Adequate scope for integration |

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

| School | school? | 4.7km ACF from centre of site to Swavesey Village College. |
|--|--|---|
| TRANSPORT | 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. | GREEN = Score 15-19 from 4 criteria below Total score of 15. |
| Distance: bus stop / rail | | GG = Within 400m (6) |
| station | | 164m ACF from the centre of the site to nearest bus stop. |
| Frequency of Public Transport | | R = Hourly service (2) |
| Public transport | | A = 31 to 40 minutes (3) |
| journey time to City Centre | | Citi 5 Bus service takes 38 minutes from Willingham to St. Ives. |
| Distance for cycling to City | | G = 5km to 10km (4) |
| Centre | | 8.77km ACF from the centre of the site to St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway Station | from an existing or proposed train station? | 11,270m ACF from centre of the site to Waterbeach Station. |
| Access | Will it provide safe access to the highway network, where there is | RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. |
| | available capacity? | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. The proposed site does not appear to have a |

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



| LAND | | |
|--------------|-------------------|--|
| PDL | Would | AMBER = Partially on PDL |
| | development make | |
| | use of previously | Approximately 1/3 of the site is previously |
| | developed | developed land - the site includes a number |
| | land? | of existing residential properties and |
| | | business uses, as well as gardens, |
| | | agricultural buildings and scrub land to the |
| | | rear. |
| 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 | |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| WILLEL AIS | sterilisation of | safeguarded area. |
| | economic mineral | Salegualded alea. |
| | reserves? | |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Possible noise from existing |
| | receptor or | greenhouses / nurseries to the east but |
| | generator | noise sources not quantified |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | uses)? | |
| Contamination | Is there possible | AMBER = Site partially within or adjacent to |
| Contamination | contamination on | an area with a history of contamination, or |
| | the site? | capable of remediation appropriate to |
| | | proposed development (potential to achieve |
| | | benefits subject to appropriate mitigation) |
| | | |
| | | 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 | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | |
| | of the water | Assumptions for a neutral impact are that |
| | environment? | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process, e.g. as part of |
| | | Sustainable Drainage Systems (Suds). |
| BIODIVERSITY | | - |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |
| | | |

| Sites | protected species | | to designated for nature conservation or |
|----------------|----------------------|------------|---|
| | and protect sites | | recognised as containing protected species, |
| | designated for | | or local area will be developed as |
| | nature | | greenspace. No or negligible impacts. |
| | conservation | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | ~ |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | · · · · · · · · · · · · · · · · · · · |
| | | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | <i>,</i> , , , , , , , , , , , , , , , , , , |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| | | | |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | | | Minor Negative Impost (Development |
| | distinctiveness of | | Minor Negative Impact (Development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | The site is split in character, between its |
| | | | residential frontage and the green, open |
| | | | space to its rear, bordering the agricultural |
| | | | land beyond. The character of the open |
| | | | land to the east and behind these houses, is |
| | | | |

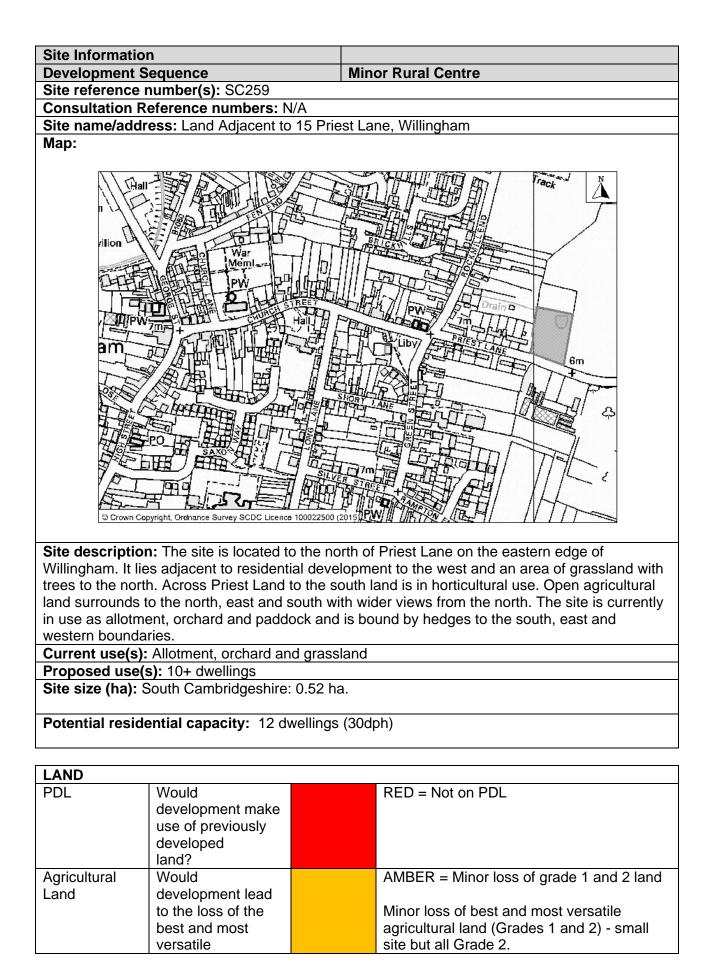
| | | a patchwork of small fields and rural land |
|------------|--------------------------------------|---|
| | | uses, very much part of the countryside and |
| | | characteristic of the area. |
| Townscape | Will it maintain and | RED = Significant negative impact on |
| | enhance the | townscape character, no satisfactory |
| | diversity and | mitigation measures possible. |
| | distinctiveness of | Cignificant Nagotiva Impact (Development |
| | townscape character, including | Significant Negative Impact (Development conflicts with townscape character, with |
| | through | significant negative impacts incapable of |
| | appropriate design | mitigation) - The site is split in character, |
| | and scale of | between its residential frontage and the |
| | development? | green, open space to its rear, bordering the |
| | | agricultural land beyond. The site is rural in |
| | | character. Development in this location |
| | | would create an area of backland |
| | | development in an area characterised by ribbon development, having a detrimental |
| | | impact on the character of this part of the |
| | | village and to the detriment of Listed |
| | | Buildings. It would also harm the setting of |
| | | the wider Conservation Area and the |
| | | adjacent Protected Village Amenity Area. |
| Green Belt | What effect would | GREEN = No impact or Minor positive |
| | the development of this site have on | impact on Green Belt purposes |
| | 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 (Development |
| | conservation | conflicts with townscape character, with |
| | areas, listed | significant negative impacts incapable of |
| | buildings, | mitigation) - The site contains 2 Grade II |
| | registered parks | Listed Buildings and part of the site is within |
| | and gardens and | the Willingham Conservation Area. |
| | scheduled | Development would have a direct major |
| | monuments)? | adverse effect on these as well as impacting on the wider setting of the Conservation |
| | | Area and other Listed Buildings, and |
| | | resulting in intensification of the street |
| | | frontage, including for access, likely loss of |
| | | significant heritage assets, loss of historic |
| | | burgage plots and depth of development |
| | | contrary to single depth character of the |
| | | area and north of site. Archaeological |
| | | potential will require further information but the assumption for a neutral impact is that it |
| | | is likely appropriate mitigation can be |
| | | achieved through the development process. |
| L | 1 | |

| 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 HEAL | TH AND WELL BEING | 5 | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | Development would create minor |
| | | | opportunities for new public open space as |
| | | | the promoter proposes provision of open |
| | | | space as part of the development. |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | |
| Facilities | sports facilities? | | 0.8km ACF from centre of the site to |
| | | | Willingham Recreation Ground. |
| Distance: Play | How far is the | | AMBER = 400 -800m |
| Facilities | nearest play space | | |
| | for children and | | 697m ACF from centre of the site to land |
| | teenagers? | | east of West Fen Road, Willingham. |
| 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 | | 582m ACF to the High Street - location |
| | centre? | | chosen as representation of central point of |
| | | | these services and facilities. |
| Distance: City | How far is the site | | R = >800m |
| Centre | from edge of | | |
| | defined Cambridge | | |
| B | City Centre? | | 2 000 |
| Distance: GP | How far is the | | R = >800m |
| Service | nearest health | | |
| | centre or GP | | 891m ACF from centre of site to The |
| | service? | | Surgery, Willingham |
| Key Local | Will it improve | | AMBER = No impact on facilities (or |
| Facilities | quality and range | | satisfactory mitigation proposed). |
| | of key local | | No feetilities lest and the feetilities |
| | 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 |
| r donidoo | 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 | |
| Communities | 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 |
| e | 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 | 7.8km ACF from centre of site to South |
| | centre? | Cambridgeshire 006D (Histon, including |
| | | Vision Park) |
| Employment - | Would | A = Some loss of employment land and job |
| Land | development result | opportunities mitigated by alternative |
| | in the loss of | allocation in the area (< 50%). |
| | employment land, | |
| | or deliver new | Development would have a minor negative |
| | employment land? | effect on employment opportunities, as a |
| | | result of the loss of existing employment |
| | | land. |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | |
| | services and | Development can use existing capacity in |
| | infrastructure, | utilities infrastructure. However, the |
| | including | sewerage network is approaching capacity |
| | communications | and will require investigation and possibly |

| | infrastructure and | mitigation. |
|---------------------------|--|--|
| | broadband? | |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary school capacity. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 463m ACF from centre of site to Willingham |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 5.3km ACF from centre of site to Swavesey |
| TRANSPORT | | Village College. |
| TRANSPORT Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 13. |
| | 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 | | 405m ACF from the centre of the site to |
| | | nearest bus stop (Citi 5). |
| Frequency of | | R = Hourly service (2) |
| Public | | |
| Transport | | Citi 5 has an hourly service. |
| Public | | A = 31 to 40 minutes (3) |
| transport | | |
| journey time to | | Citi 5 Bus service takes 41 minutes from |
| City Centre | | Willingham to Cambridge |
| | | Citi 5 Bus service takes 38 minutes from |
| | | Willingham to St. Ives. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 9.46km ACF from the centre of the site to |
| | | St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| 210(01100. | | |

| Railway Station | from an existing or proposed train station? | 10,606m ACF from centre of the site to Waterbeach Station. |
|-----------------------|---|--|
| Access | Will it provide safe access to the highway network, where there is available capacity? | AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area beauity reliant on the A14 for |
| | | in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. |
| Non-Car 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. |



| | agricultural land? | |
|---------------|--|---|
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| A ON 4 A | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, the M11 or the | A14 |
| | A14? | |
| Pollution | Are there potential | AMPER - Advorce impacts capable of |
| | Odour, light noise | AMBER = Adverse impacts capable of adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Some minor to moderate additional |
| | receptor or | road traffic noise generation impact on |
| | generator | existing residential due to development |
| | (including | related car movements but dependent on |
| | compatibility with | location of site entrance |
| | neighbouring | |
| | uses)? | |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination |
| | the site? | |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality of the water | Accumptions for a neutral impact are that |
| | | 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 | Would | AMBER = Development would have a |
| Biodiversity | Would development reduce habitat | negative impact on existing features or network links but capable of appropriate |

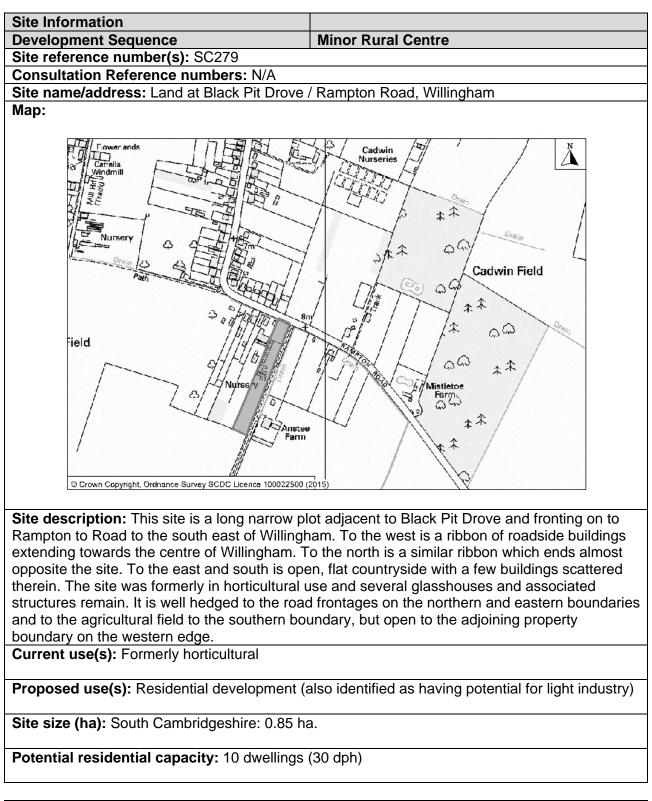
| - | frequenciation | mitiantica |
|-------------------------|--|--|
| | fragmentation, enhance | mitigation |
| | native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green | Assumptions for a neutral impact are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

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

| Distance: Play | How far is the | AMBER = 400 - 800m |
|--------------------------|---------------------------|--|
| Facilities | nearest play space | |
| | for children and | 773m ACF from centre of the site to |
| | teenagers? | Willingham Recreation Ground |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | |
| | accommodation | |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling Showpeople? | |
| Distance: | How far is the site | A = 400 - 800m |
| District or | from the nearest | A = 400 - 80011 |
| Local Centre | District or Local | 740m ACE to the High Street Josetian |
| Local Centre | centre? | 740m ACF to the High Street - location chosen as representation of central point of |
| | Centre? | these services and facilities |
| Distance: City | How far is the site | R = >800m |
| Distance: City Centre | from edge of | N = 2000III |
| Centre | defined Cambridge | |
| | City Centre? | |
| | City Centre: | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 524m ACF from centre of site to Willingham |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | • |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | engagement in | replacement / appropriate mitigation |
| | community | possible |
| | activities? | |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | |
| | with existing | Located on the edge of the village but |
| | communities? | adjacent to the existing built up area. |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |

| | | | 1 | | |
|---------------------|---|--|--|--|--|
| | Kings Hedges? | | | | |
| | Would allocation | | | | |
| | result in | | | | |
| | development in | | | | |
| | deprived wards of Cambridge? | | | | |
| Shopping | Will it protect the | | .GREEN = No effect or would support the | | |
| Onopping | shopping | | vitality and viability of existing centres | | |
| | hierarchy, | | vitality and viability of existing 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? | | | | |
| Employment - | How far is the | | RED = >3km | | |
| Accessibility | nearest main | | | | |
| | employment | | 7.9km ACF from centre of site to South | | |
| | centre? | | Cambridgeshire 006D (Histon, including | | |
| | | | Vision Park) | | |
| Employment - | Would | | G = No loss of employment land / allocation | | |
| Land | development result | | is for employment development | | |
| | in the loss of | | | | |
| | employment land, | | Development would have no effect on | | |
| | or deliver new | | employment land or premises | | |
| Utilities | employment land? Will it improve the | | GREEN = Existing infrastructure likely to be | | |
| Otinites | level of investment | | sufficient | | |
| | in key community | | Sumoon | | |
| | services and | | Development can use existing capacity in | | |
| | infrastructure, | | utilities infrastructure. However, the | | |
| | including | | sewerage network is approaching capacity | | |
| | communications | | and will require investigation and possibly | | |
| | infrastructure and | | mitigation. | | |
| | broadband? | | | | |
| Education | Is there sufficient | | AMBER = School capacity not sufficient, | | |
| Capacity | education | | constraints can be appropriately mitigated | | |
| | capacity? | | | | |
| | | | Insufficient spare school capacity but | | |
| | | | potential for improvement to meet needs. | | |
| | | | Insufficient secondary school capacity. | | |
| Distance: | How far is the | | A = 400 - 800m | | |
| Primary | nearest primary | | | | |
| School | school? | | 646m ACF from centre of site to Willingham | | |
| Distance: | Llow for is the | | Primary School. | | |
| Distance: | How far is the | | R = Greater than 3km | | |
| Secondary School | nearest secondary school? | | 5.3km ACF from centre of site to Cottenham | | |
| | 301001 | | 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. | | |
| | • | | | | |

| LIOPT | | |
|-----------------|------------------------|---|
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 13 |
| | consider access to | |
| | and quality of | |
| | | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | G = Within 600m (4) |
| stop / rail | | |
| station | | 525m ACF from the centre of the site to |
| | | nearest bus stop (Citi 5). |
| Frequency of | | RED = Hourly service (2) |
| Public | | , , , , , , , , , , , , , , , , , , , |
| Transport | | Citi 5 has an hourly service. |
| Public | | AMBER = 31 to 40 minutes (3) |
| | | $AMDER = 51.10 \pm 0.111110105 (5)$ |
| transport | | Citi 5 Bus service takes 38 minutes from |
| journey time to | | |
| City Centre | | Willingham to St. Ives. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 9.60km 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 | 10,544m ACF from centre of the site to |
| | station? | Waterbeach Station. |
| Access | Will it provide safe | AMBER = Insufficient capacity / access. |
| 7.00000 | access to the | Negative effects capable of appropriate |
| | highway network, | mitigation. |
| | where there is | mugauon. |
| | | Incufficient consists or consists or the int |
| | available capacity? | Insufficient capacity or access constraints |
| | | that cannot be adequately mitigated. The |
| | | Highways Agency comment that this site is |
| | | in an area heavily reliant on the A14 for |
| | | strategic access. It is difficult to see more |
| | | than a small proportion of these sites being |
| | | deliverable prior to major improvements to |
| | | the A14, and even this could require |
| | | substantial mitigation measures. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |



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

| Land | development lead | |
|---------------|-----------------------|--|
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 1. |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| WINCI dis | sterilisation of | safeguarded area. |
| | economic mineral | Saleguarded area. |
| | reserves? | Site within an area designated in the |
| | | Minerals and Waste LDF but development |
| | | would not have a negative impact |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | ' |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Will create minor negative impacts to, or as |
| | is developed, as a | a result of, the development, with minor |
| | receptor or | negative impacts incapable of mitigation - |
| | generator | west of the site is operational nurseries at |
| | (including | 134 Rampton Road & agricultural uses to |
| | compatibility with | the south east at Anstee Farm Black Pit |
| | neighbouring | Drove. These are medium to large sized |
| | uses)? | industrial type units / uses including light |
| | | industrial and warehouse type uses. These |
| | | are unlikely to be considered compatible |
| | | uses. Noise from activities and vehicle |
| | | movements are material considerations with |
| | | significant negative impact potential in terms |
| | | of health and well being and a poor quality |
| | | living environment and possible noise |
| | | nuisance |
| Contamination | Is there possible | AMBER = Site partially within or adjacent to |
| | contamination on | an area with a history of contamination, or |
| | the site? | capable of remediation appropriate to |
| | | proposed development (potential to achieve |
| | | benefits subject to appropriate mitigation) |
| | | Dort of the site was formarly used for |
| | | Part of the site was formerly used for |
| | | agricultural / commercial use and may have |
| | | contaminated land. Potential for minor |
| | | benefits through remediation of minor contamination |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| vvalci | where possible | mitigation |
| | | muyauon |

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

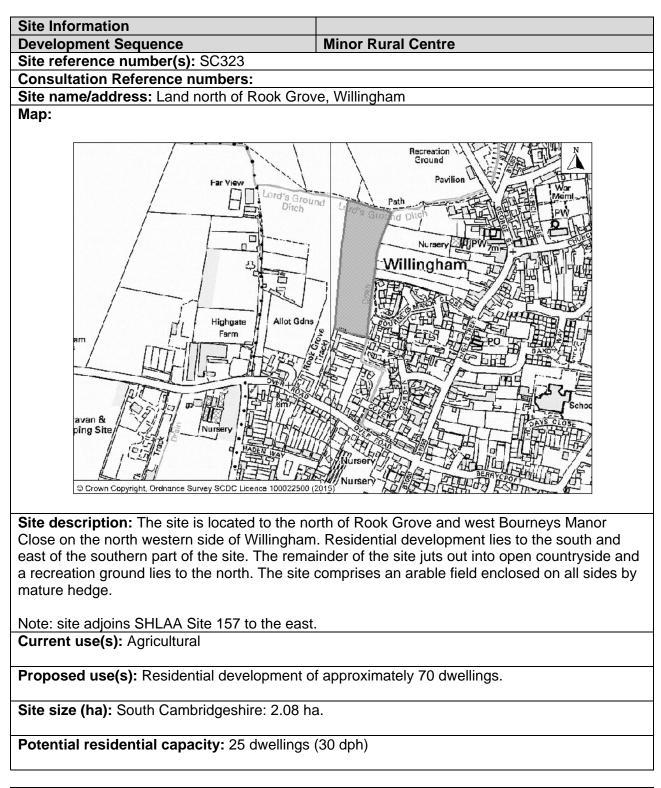
| | distinctiveness of | |
|--------------------------|--|--|
| | landscape character? | Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside and development would have a detrimental impact on the linear and rural character of this part of the village. |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village. |
| Green Belt | What effect would the development of this site have on Green Belt purposes? | GREEN = No impact or Minor positive impact on Green Belt purposes |
| Heritage CLIMATE CHAN | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| Renewables | Will it support the use of renewable | AMBER = Standard requirements for |
| | energy resources? | renewables would apply |
| Flood Risk | Is site at flood risk? | GREEN = Flood Zone 1 / low risk |

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

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

| Distance: | How far is the | R = >800m |
|-----------------|---|--|
| Primary | nearest primary | R = >00011 |
| School | school? | 947m ACF from centre of site to Willingham |
| Control | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 4.7km ACF from centre of site to Cottenham |
| | | Village College. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge of site)? | transport (HQPT) |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria below |
| Transport | mechanism has | AMBER = Ocore 10-14 from 4 chiena below |
| Score (SCDC) | been developed to | Total score of 11. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | A = Within 1000m (2) |
| stop / rail | | 977m ACE from the control of the site to |
| station | | 877m ACF from the centre of the site to nearest bus stop (Citi 5). |
| Frequency of | | A = Hourly service (2) |
| Public | | |
| Transport | | Citi 5 has an hourly service. |
| Public | | A = 31 to 40 minutes (3) |
| transport | | |
| journey time to | | Citi 5 Bus service takes 41 minutes from |
| City Centre | | Willingham to Cambridge. |
| | | |
| | | Citi 5 Bus service takes 38 minutes from |
| | | Willingham to St. Ives. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | 0 Folym ACE from the control of the site to |
| Centre | | 9.59km ACF from the centre of the site to St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | N = 2000m |
| Station | proposed train | 10,141m 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 |
| 1 | l i • · · · · | mitigation. |
| | highway network, | mugaton. |
| | highway network, where there is available capacity? | Insufficient capacity or access constraints |

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



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

| | | [|
|---------------|------------------------------------|---|
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 2. |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | Site within an area designated in the |
| | | Minerals and Waste LDF but development |
| | | would not have a negative impact. |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | Development of the second Children States and the second second |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Some minor to moderate additional |
| | receptor or | road traffic noise generation impact on |
| | generator | existing residential due to development |
| | (including | related car movements but dependent on |
| | compatibility with | location of site entrance. |
| | neighbouring | |
| Contomination | uses)? | ODEENL Site net within or ediscent to an |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on the site? | area with a history of contamination |
| | | Development not on land likely to be |
| | | contaminated |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| vvalei | Will it protect and where possible | mitigation |
| | enhance the quality | mugauon |
| | of the water | Assumptions for a neutral impact are that |
| | environment? | appropriate standards and pollution control |
| | environment (| 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 |
| 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 | greenspace. No or negligible impacts |
| | interest, and | |
| | interest, and | |

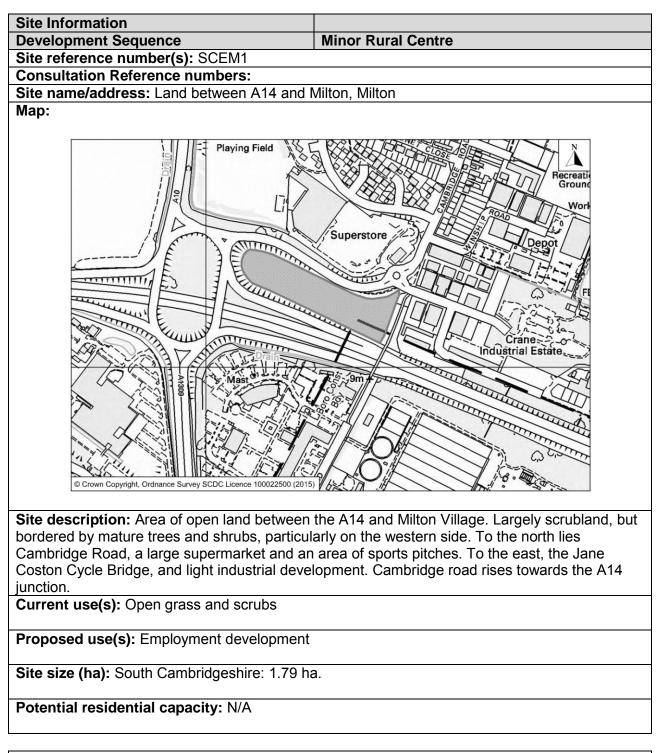
| | | | 1 |
|----------------|----------------------|------------|---|
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| | development | | negative impact on existing features 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. A footpath lies along |
| | | | the northern boundary of the site. |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL HI | ERITAGE |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | - |
| | distinctiveness of | | Minor Negative Impact (Development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | Development of the whole of this site, |
| | | | beyond Bourneys Manor Close, would have |
| | | | a significant adverse effect on the |
| | | | landscape and townscape setting of |
| | | | Willingham. Development would extend the |
| | | | built area of the village outwards into land |
| | | | that is open and rural in character. This |
| | | | would have an adverse effect on the setting |
| | | | of the Conservation Area and wider setting |
| | | | of Listed Buildings. It may be possible to |
| | | | |

| | | accommodate a much smaller development |
|-------------|--|---|
| | | on part of the 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 appropriate design | Development of the whole of this site, beyond Bourneys Manor Close, would have |
| | and scale of | a significant adverse effect on the |
| | development? | landscape and townscape setting of |
| | | Willingham. Development would extend the |
| | | built area of the village outwards into land |
| | | that is open and rural in character. This |
| | | would have an adverse effect on the setting |
| | | of the Conservation Area and wider setting |
| | | of Listed Buildings. It may be possible to accommodate a much smaller development |
| | | on part of the site. enhancement |
| 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, features or areas of | within the setting of such sites, buildings and features, with potential for negative |
| | historical, | impacts capable of appropriate mitigation |
| | archaeological, or | impacto supasto el appropriato integation |
| | cultural interest | Minor Negative Impact on historic Assets |
| | (including | (incapable of satisfactory mitigation) - the |
| | conservation | site forms an important part of the setting of |
| | areas, listed | the Conservation Area and Grade II Listed |
| | buildings, | Buildings. Archaeological potential will |
| | registered parks and gardens and | require further information but the assumption for a neutral impact is that it is |
| | scheduled | likely appropriate mitigation can be |
| | monuments)? | achieved through the development process. |
| | , | It may be possible to accommodate a much |
| | | smaller development on part of the site. |
| CLIMATE CHA | | |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable energy resources? | renewables would apply |
| Flood Risk | Is site at flood risk? | RED = Flood Zone 3 / high risk |
| | | |
| | | Flood Zone 3 (or other form of flood risk |
| | | incapable of appropriate mitigation). |
| | TH AND WELL BEING | |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |
| | accessible open | |

| | space? | |
|----------------|----------------------|---|
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | • |
| Facilities | sports facilities? | 0.3km ACF from centre of the site to |
| | | Willingham Recreation Ground. |
| Distance: Play | How far is the | GREEN = <400m or onsite provision |
| Facilities | nearest play space | |
| | for children and | 369m ACF from centre of the site to |
| | teenagers? | Willingham Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | ' |
| | accommodation | No effect on pitch or plot provision. |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| | Showpeople? | |
| Distance: | How far is the site | G = <400m |
| District or | from the nearest | |
| Local Centre | District or Local | 268m from nearest centre ACF (Willingham, |
| | centre? | High Street) |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 482m ACF from centre of site to The |
| | service? | Surgery, Willingham |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | 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 | It may be possible to integrate a smaller |
| | communities? | development on part of the site. |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | | |

| deprivation particularly in Abbey Ward and Kings Hedges? Multiple Deprivation 2010. Would allocation result in development in deprived wards of Cambridge? GREEN = No effect or would support the vitality and viability of existing centres. Shopping Will it protect the shopping vitality and viability of Cambridge, town, district and local centres? GREEN = No effect or would support the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local centres? Employment - Accessibility Mould evelopment result in the loss of employment tand, or deliver new employment tand? RED = >3km Employment - Land Would development result in key community services and infrastructure, including communications infrastructure, services and infrastructure, including communications infrastructure and broadband? G = No loss of employment land / allocation is for employment can use existing capacity in utilities infrastructure, lincluding communications infrastructure and broadband? Education Capacity? Is there sufficient education capacity? AMBER = School capacity not sufficient, capacity witigation. Distance: Primary School How far is the nearest primary school? A = 400 - 800m Distance: Primary School How far is the nearest secondary school? R = Greater than 3km Postance: Primary School How far is the nearest secondary school? R = D = No cycling provision or a cycle lane less than 1.5m width with medium volume of </th <th></th> <th></th> <th></th> | | | |
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| in key community services and infrastructure, including communications infrastructure and broadband?Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.Education CapacityIs there sufficient education capacity?AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.Distance: Primary SchoolHow far is the nearest primary school?A = 400 - 800m Primary School.Distance: SchoolHow far is the nearest secondary school?R = Greater than 3kmSecondary SchoolSchool?R = Greater than 3kmTRANSPORTKat type of cycleRED = No cycling provision or a cycle lane | | level of investment | |
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| broadband?Education CapacityIs there sufficient education capacity?AMBER = School capacity not sufficient, constraints can be appropriately mitigatedInsufficient space school capacity?Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.Distance:How far is the nearest primary schoolA = 400 - 800mDistance:How far is the nearest primary school?R = Greater than 3kmDistance:How far is the nearest secondary school?R = Greater than 3kmDistance:How far is the nearest secondary school?R = Greater than 3kmSchoolSchool?4.6km ACF from centre of site to Swavesey Village College.TRANSPORTKeD = No cycling provision or a cycle lane | | | |
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| Capacityeducation capacity?constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.Distance:How far is the nearest primary schoolA = 400 - 800mDistance:How far is the nearest primary school?A = 400 - 800mDistance:How far is the nearest secondary school?R = Greater than 3kmDistance: school?How far is the nearest secondary school?R = Greater than 3kmDistance: Secondary SchoolHow far is the nearest secondary school?R = Greater than 3kmDistance: SchoolHow far is the nearest secondary school?R = Greater than 3kmDistance: SchoolWhat type of cycleRED = No cycling provision or a cycle lane | | | |
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| Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.Distance:How far is the nearest primary schoolA = 400 - 800mPrimarynearest primary school?484m ACF from centre of site to Willingham Primary School.Distance:How far is the nearest secondary school?R = Greater than 3kmDistance:How far is the nearest secondary school?R = Greater than 3kmSchoolschool?4.6km ACF from centre of site to Swavesey Village College.TRANSPORTCycle RoutesWhat type of cycle | Capacity | | constraints can be appropriately mitigated |
| Distance: Primary SchoolHow far is the nearest primary school?A = 400 - 800mDistance: Primary SchoolHow far is the nearest primary school?A = 400 - 800mDistance: Secondary SchoolHow far is the nearest secondary school?R = Greater than 3kmDistance: Secondary SchoolHow far is the nearest secondary school?R = Greater than 3kmDistance: Secondary SchoolHow far is the nearest secondary school?R = Greater than 3kmTRANSPORTCycle RoutesWhat type of cycleRED = No cycling provision or a cycle lane | | capacity? | |
| Distance:How far is the nearest primary schoolA = 400 - 800mPrimarynearest primary school?484m ACF from centre of site to Willingham Primary School.Distance:How far is the nearest secondary school?R = Greater than 3kmDistance:nearest secondary school?4.6km ACF from centre of site to Swavesey Village College.TRANSPORTCycle RoutesWhat type of cycle | | | |
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| Schoolschool?484m ACF from centre of site to Willingham Primary School.Distance:How far is the nearest secondary SchoolR = Greater than 3kmSchoolschool?4.6km ACF from centre of site to Swavesey Village College.TRANSPORTCycle RoutesWhat type of cycleRED = No cycling provision or a cycle lane | Distance: | How far is the | |
| Schoolschool?484m ACF from centre of site to Willingham Primary School.Distance:How far is the nearest secondary SchoolR = Greater than 3kmSchoolschool?4.6km ACF from centre of site to Swavesey Village College.TRANSPORTCycle RoutesWhat type of cycleRED = No cycling provision or a cycle lane | Primary | nearest primary | |
| Distance: How far is the nearest secondary school? R = Greater than 3km School school? 4.6km ACF from centre of site to Swavesey Village College. TRANSPORT Cycle Routes What type of cycle | - | | 484m ACF from centre of site to Willingham |
| Distance: How far is the nearest secondary school? R = Greater than 3km School A.6km ACF from centre of site to Swavesey Village College. TRANSPORT Cycle Routes What type of cycle | | | • |
| Secondary School nearest secondary school? 4.6km ACF from centre of site to Swavesey Village College. TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane | Distance: | How far is the | |
| School school? 4.6km ACF from centre of site to Swavesey Village College. TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane | | | |
| TRANSPORT Village College. Cycle Routes What type of cycle RED = No cycling provision or a cycle lane | | | 4.6km ACE from centre of site to Swavesov |
| TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane | | | - |
| Cycle Routes What type of cycle RED = No cycling provision or a cycle lane | TDANEDODT | 1 | |
| | | M/bot turns of such | PED - No evoling provision or a sucle large |
| routes are less than 1.5m width with medium volume of | Cycle Roules | | |
| | | routes are | iess than 1.5m width with medium volume of |

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



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

| | versatile | |
|---------------|---|--|
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | <u>.</u> |
| | 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 | Air quality issues associated with the A14 |
| | impact/worsening | but likely to be capable of appropriate |
| | of air quality? | mitigation for employment development. |
| | | |
| AQMA | Is the site within or | AMBER = <1,000m of an AQMA, M11 or |
| | near to an AQMA, | A14 |
| | the M11 or the | 986m ACF from edge of site to AQMA, 14m |
| | A14? | 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 | Noise issues associated with the A14 but |
| | problems if the site is developed, as a | likely to be capable of appropriate mitigation for employment development. |
| | receptor or | for employment development. |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | uses)? | |
| | | |
| Contamination | Is there possible | AMBER = Site partially within or adjacent to |
| | contamination on the site? | an area with a history of contamination, or capable of remediation appropriate to |
| | | proposed development (potential to achieve |
| | | benefits subject to appropriate mitigation) |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | Development unlikely to affect water 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 |
| 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 |
| | and protect sites | recognised as containing protected species, |
| | designated for | or local area will be developed as |
| | nature | greenspace. No or negligible impacts |
| | conservation | |
| | interest, and | |
| | geodiversity? | |
| | (Including | |

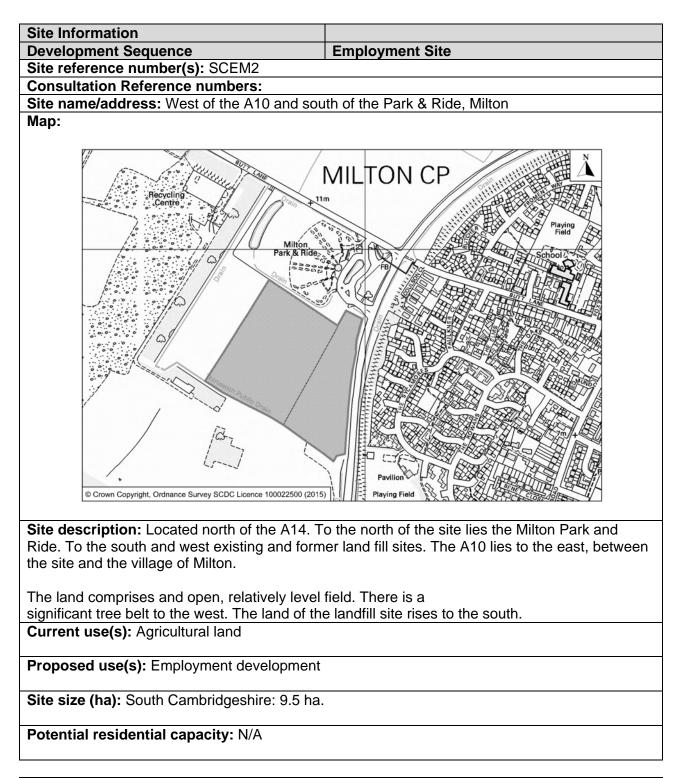
| | International and locally designated | | |
|-------------------------|--|------------|---|
| | sites) | | |
| Biodiversity | Would development reduce habitat | | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate |
| | fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and | | 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. |
| | maintain connectivity between green infrastructure)? | | |
| ТРО | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | GREEN = Site does not contain or adjoin any protected trees |
| Green Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? | | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation |
| LANDSCAPE. | TOWNSCAPE AND C | ULTURAL HI | ERITAGE |
| 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. The site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function. |
| 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. Site is important for maintaining the separation and setting of Milton. |
| Green Belt | What effect would the development of this site have on | | RED = Significant negative impact on Greenbelt purposes The site has been identified as important in |

| Г | | | |
|---|---|---|---|
| | Green Belt | | maintaining a green wedge between |
| | purposes? | | Cambridge and Milton. The site has a |
| | | | distinctive green character having mature |
| | | | trees along all of its boundaries and forms a |
| | | | vital function. |
| Heritage | Will it protect or | | GREEN = Site does not contain or adjoin |
| Ŭ | enhance sites, | | such buildings, sites or features, and there |
| | features or areas of | | is no impact to the setting |
| | historical, | | ie ne impact te the county |
| | archaeological, or | | |
| | cultural interest | | |
| | | | |
| | (including conservation | | |
| | | | |
| | areas, listed | | |
| | buildings, | | |
| | registered parks | | |
| | and gardens and | | |
| | scheduled | | |
| | monuments)? | | |
| CLIMATE CHA | | | |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| | use of renewable | | renewables would apply |
| | energy resources? | | |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | | | |
| | | | |
| HUMAN HEAL | TH AND WELL BEING | ì | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | Site is not proposed for housing |
| Facilities | sports facilities? | | |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space | | Site is not proposed for housing |
| | for children and | | 5 |
| | teenagers? | | |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | |
| | accommodation | | |
| | needs of Gypsies | | |
| | and Travellers and | | |
| | Travelling | | |
| | Showpeople? | | |
| L | | | G = <400m |
| Distance: | How far is the site | | |
| Distance: | How far is the site | | |
| District or | from the nearest | | |
| | from the nearest District or Local | | |
| District or Local Centre | from the nearest District or Local centre? | | |
| District or Local Centre Distance: City | from the nearest District or Local centre? How far is the site | | R = >800m |
| District or Local Centre | from the nearest District or Local centre? How far is the site from edge of | | |
| District or Local Centre Distance: City | from the nearest District or Local centre? How far is the site | | |

| Distance: GP | How far is the | R = >800m |
|---------------|-----------------------------------|--|
| Service | nearest health | R - 2000111 |
| | centre or GP | |
| | service? | |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | β α β |
| | services and | |
| | facilities including | |
| | health, education | |
| | and leisure (shops, | |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | engagement in | replacement / appropriate mitigation |
| | community | possible |
| | activities? | · |
| Integration | How well would the | 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 | Site is surrounded by roads, including the |
| | communities? | busy A14 and A14 / A10 junction. |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, | |
| | supporting the | |
| | vitality and viability | |
| | of Cambridge, | |
| | town, district and | |
| | local centres? | |
| Employment - | How far is the | GREEN = <1km or allocation is for or |
| Accessibility | nearest main | includes a significant element of |
| | employment | employment or is for another non-residential |
| | centre? | use |
| | | Site is proposed for employment |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | Site is proposed for employment |
| | employment land, | |
| | or deliver new | |

| | employment land? | |
|-----------------|-------------------------|--|
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| Clintico | level of investment | sufficient |
| | in key community | |
| | services and | |
| | infrastructure, | |
| | including | |
| | communications | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places |
| Capacity | capacity? | Site is not proposed for housing |
| Distance: | How far is the | G = <400m |
| | | |
| Primary | nearest primary school? | Site is not proposed for housing |
| School | SCHOOL? | |
| Distance | How for is the | C = Within 1km (or site large arough to |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | Site is not proposed for housing |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | AMBER = Medium quality off-road path. |
| | routes are | Site is adjacent to the Jane Costen Cycle |
| | accessible near to | Bridge and routes into the City centre. |
| | the site? | |
| 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 | DARK GREEN = Score 19-25 |
| Transport | mechanism has | Total score 21 |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | |
| Frequency of | | A = 30 minute frequency (3) |
| Public | | |
| Transport | | |
| Public | | GG = 20 minutes or less (6) |
| transport | | 15 minutes (Winship Road, Milton to |
| journey time to | | Cambridge, Drummer Street) |
| City Centre | | |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | |
| Centre | | |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 3997m ACF from centre of the site to |
| Station | proposed train | Waterbeach Station |
| | | |

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



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

| | best and most | site but the majority of the site is Grade 2 | 2 |
|---------------|--|--|--------------------|
| | versatile | | |
| | agricultural land? | | |
| Minerals | Will it avoid the sterilisation of economic mineral reserves? | AMBER = Site or a significant part of it fa within an allocated or safeguarded area, development would have minor negative impacts The site is adjacent to Milton Landfill and within its Waste Consultation Area. Development within this consultation are must not prejudice existing waste management operations. | d is |
| POLLUTION | | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening of air quality? | AMBER = Site lies near source of air pollution, or development could impact of 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 a the proposed development is of a signific size to have an impact on air quality. | , f e and |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | AMBER = <1000m 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 Some possible noise from the A14 and neighbouring operational landfill, waste disposal and recycling site. Odour from t adjacent landfill site and Household Was Recycling Centre would have a significan negative impact in terms of health and w being and a poor quality living environme and possible nuisance. | ste nt rell- |
| Contamination | Is there possible contamination on the site? | AMBER = Site partially within or adjacen an area with a history of contamination, of capable of remediation appropriate to proposed development (potential to aching 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 | or eve I) |
| 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 qua Assumptions for a neutral impact are tha appropriate standards and pollution cont measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). | it . |

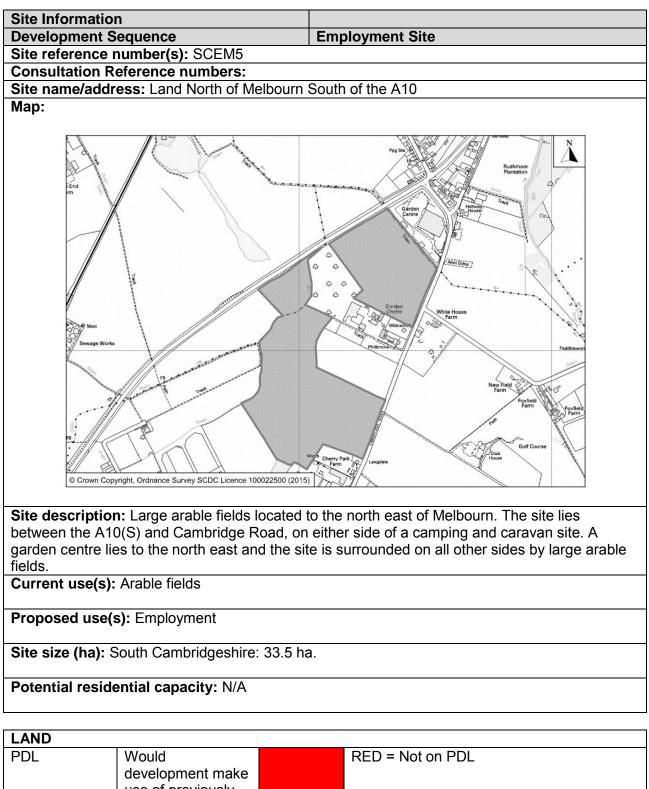
| BIODIVERSITY | (| | |
|-------------------------|---|------------|--|
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated | | GREEN = Does not contain, is not adjacent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

| Taumaaaaaa | | DED Cignificant na pativa impact an |
|--------------------|------------------------|---|
| Townscape | Will it maintain and | RED = Significant negative impact on |
| | enhance the | townscape character, no satisfactory |
| | diversity and | mitigation measures possible. |
| | distinctiveness of | Significant negative impact (development |
| | townscape | conflicts with townscape character, with |
| | character, including | significant negative impacts incapable of |
| | through | mitigation) - development of this site would |
| | appropriate design | result in built development in an area |
| | and scale of | characterised by agricultural buildings and |
| | development? | individual dwellings. |
| Green Belt | What effect would | RED = Significant negative impact on |
| | the development of | Greenbelt purposes |
| | this site have on | Significant negative impact (development |
| | Green Belt | conflicts with landscape character, with |
| | purposes? | 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. |
| | | |
| 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, | Neutral impact (existing features retained, |
| | archaeological, or | or appropriate mitigation possible). |
| | cultural interest | Archaeological potential will require further |
| | (including | information but the assumption for a neutral |
| | conservation | impact is that it is likely appropriate |
| | areas, listed | mitigation can be achieved through the |
| | buildings, | development process. |
| | 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 |
| | H AND WELL BEING | |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |
| | | |
| | accessible open | |
| Distance | space? | CREEN - atkm or analta provision |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | Site is not proposed for housing |
| Facilities | sports facilities? | 0.4km ACF from centre of the site to Milton |
| | | Recreation Ground. |
| Distance: Play | How far is the | GREEN = <400m or onsite provision |
| Facilities | nearest play space | Site is not proposed for housing |
| 1 | for children and | 297m ACF from centre of the site to Milton |
| | | |
| | teenagers? | Recreation Ground |

| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | AMBER = No Impact |
|---|---|--|
| Distance: District or Local Centre | How far is the site from the nearest District or Local centre? | R = >800m 870m of nearest centre ACF (Milton, High Street) |
| Distance: City Centre | How far is the site from edge of defined Cambridge City Centre? | R = >800m |
| Distance: GP Service | How far is the nearest health centre or GP service? | R = >800m 889m ACF from centre of site to Milton Surgery. |
| Key Local Facilities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained. |
| Community Facilities | Will it encourage and enable engagement in community activities? | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. |
| Integration with Existing Communities | How well would the development on the site integrate with existing communities? | RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10. |
| 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 | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |

| | Cambridge? | |
|----------------------------------|--|---|
| Shopping | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | GREEN = No effect or would support the vitality and viability of existing centres |
| Employment - Accessibility | How far is the nearest main employment centre? | GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.4km 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 |
| 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? | GREEN= Non-residential development / surplus school places Site is not proposed for housing |
| Distance: Primary School | How far is the nearest primary school? | G = <400m Site is not proposed for housing 736m ACF from centre of site to Milton C of E Primary School |
| Distance: Secondary School | How far is the nearest secondary school? | G = Within 1km (or site large enough to provide new) Site is not proposed for housing 2.2km ACF from centre of site to Impington Village College. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle routes are accessible near to the site? | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
| HQPT | Is there High Quality Public Transport (at edge of site)? | GREEN = High quality public transport service |

| Sustainable Transport Score (SCDC) | Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. | DARK GREEN = Score 19-25 Total Score of 24 |
|---|--|--|
| Distance: bus stop / rail station | | GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride) |
| Frequency of Public Transport | | GG = 10 minute frequency or better (6) 10 minute service (99 P&R service) |
| Public transport journey time to City Centre | | GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street) |
| Distance for cycling to City Centre | | GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m 3,943m ACF from centre of the site to Waterbeach Station. |
| Access | Will it provide safe access to the highway network, where there is available capacity? | GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |



| | use of previously developed land? | |
|----------------------|---|--|
| Agricultural Land | Would development lead to the loss of the best and most versatile | AMBER = Minor loss of grade 1 and 2 land |

| | 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? | | 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 A10 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? | | GREEN = >1,000m of an AQMA, M11, or A14. 13,696m ACF from edge of site to AQMA. 14,559m ACF from edge of site to A14. 6,488m ACF from edge of site to M11. |
| 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 |
| 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. |
| Water | Will it protect and where possible enhance the quality of the water environment? | | GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| BIODIVERSITY | | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation | | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts |

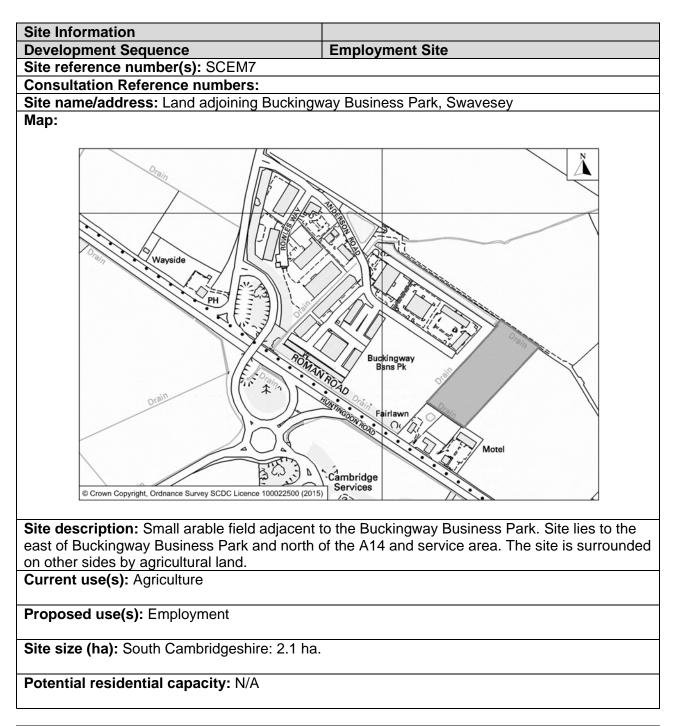
| | interest, and | | |
|---|---|------------|---|
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | Assumptions for a neutral impact are that |
| | native species, and | | existing features that warrant retention can |
| | help deliver habitat | | be retained or appropriate mitigation will be |
| | restoration (helping | | achieved through the development process. |
| | to achieve | | demoted inforger the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | | | |
| TPO | · · · · · · · · · · · · · · · · · · · | | GREEN = Site does not contain or adjoin |
| IFU | | | - |
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| Groop | · · · | | AMPER - No significant opportunities or |
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| Innastructure | | | |
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| | Intrastructure? | | |
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| · · · · · · · · · · · · · · · · · · · | | ULTURAL HI | |
| Landscape | | | • • |
| | | | |
| | | | mitigation measures possible. |
| | | | |
| | landscape | | |
| | | | |
| | character? | | |
| Townscape | character? Will it maintain and | | RED = Significant negative impact on |
| Townscape | character? Will it maintain and enhance the | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and | | • • |
| Townscape | character? Will it maintain and enhance the | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of townscape | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of townscape | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through | | townscape character, no satisfactory |
| Townscape | character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design | | townscape character, no satisfactory |
| TPO Green Infrastructure LANDSCAPE, T Landscape | 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? OWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = Site does not contain or adjoin any protected trees There are two protected trees situated on the road frontage of White House farm, Melbourn AMBER = No significant opportunities or loss of existing green infrastructure capabl 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. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. |

| this site have on Green Belt purposes? GREEN = Site does not contain or adjoin on an adjoin on an 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)? GMBER = Standard requirements for renewables would apply CLIMATE CHANGE 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 Parts of the site are within Flood Zones 2 and 3 and will require careful mitigation. HUMAN HEALTH AND WELL BEING GREEN = Flood Zone 1 / low risk Parts of the site are within Flood Zones 2 and 3 and will require careful mitigation. HUMAN HEALTH AND WELL BEING GREEN = Assumes minimum on-site quantity and quality and quality accessible open space? Distance: How far is the nearest totoor site is not proposed for housing space? Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travelling Showpopel? AMBER = No Impact Distance: How far is the site from the nearest District or Local centre? AMBER = No Impact Distance: City: How far is the site from the nearest District or Local centre? AMBER = No Impact Distance: City: How far is the site from the nearest District or L | | | | imment an Orean Dalt |
|--|----------------|------------------------|---|-----------------------------------|
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| centre? R = >800m Distance: City How far is the site Centre from edge of defined Cambridge City Centre? | | | | |
| Distance: City Centre from edge of defined Cambridge City Centre? R = >800m | | | | |
| Centre from edge of defined Cambridge City Centre? | Distance: Citv | | | R = >800m |
| defined Cambridge City Centre? | | | | |
| City Centre? | | - | | |
| | | | | |
| | Distance: CP | | | R = >800m |

| Service | nearest health | |
|------------------------------|--------------------------------------|--|
| | centre or GP | |
| | service? | |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | No facilities lost, and no new facilities |
| | services and facilities including | proposed directly as a result of the development. |
| | 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 |
| Integration | Llow well would the | development. |
| Integration with Existing | How well would the development on | RED = Limited scope for integration with existing communities / isolated and/or |
| Communities | the site integrate | separated by non-residential land uses |
| Commandes | with existing | Large site, isolated and not well related to |
| | communities? | the existing built-up area. |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, supporting the | |
| | vitality and viability | |
| | of Cambridge, | |
| | town, district and | |
| | local centres? | |
| Employment - | How far is the | GREEN = <1km or allocation is for or |
| Accessibility | nearest main | includes a significant element of |
| | employment | employment or is for another non-residential |
| | centre? | |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result in the loss of | is for employment development |
| | employment land, | |
| | or deliver new | |
| | | |

| | employment land? | |
|------------------------|----------------------|--|
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | |
| | services and | |
| | infrastructure, | |
| | including | |
| | communications | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places |
| | capacity? | Site is not proposed for housing |
| Distance: | How far is the | G = <400m |
| Primary | nearest primary | Site is not proposed for housing |
| School | school? | 5 · · · · · · · · · · · · · · · · · · · |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | Site is not proposed for housing |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | Total score 15 |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| Distances have | four criteria below. | |
| Distance: bus | | G = Within 600m (4) |
| stop / rail | | |
| station | | $\mathbf{D} = Hourb(convice(2))$ |
| Frequency of Public | | R = Hourly service (2) |
| Transport | | |
| Public | | GG = 20 minutes or less (6) |
| transport | | 00 - 20 minutes of less (0) |
| journey time to | | |
| City Centre | | |
| Distance for | | A = 10km to 15 km (3) |
| cycling to City | | A = 10 KH (0.15 KH (5)) |
| Centre | | |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 1,560m ACF from centre of the site to |
| Station | proposed train | Meldreth Station |
| Station | | |

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



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

| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
|---------------|----------------------------------|---|
| IVIIIIEIais | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | |
| POLLUTION | 100011001 | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | |
| | impact/worsening | |
| | of air quality? | |
| AQMA | Is the site within or | AMBER = <1,000m of an AQMA, M11 or |
| | near to an AQMA, | A14. |
| | the M11 or the | 100m ACF from edge of site to A14. |
| | A14? | ő |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | Some possible noise from the A14 and |
| | problems if the site | neighbouring commercial uses |
| | is developed, as a | |
| | receptor or | |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | uses)? | |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination |
| Water | the site? Will it protect and | GREEN = No impact / Capable of full |
| Valei | where possible | mitigation |
| | enhance the quality | Development unlikely to affect water quality. |
| | of the water | Assumptions for a neutral impact are that |
| | environment? | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process, e.g. as part of |
| | | Sustainable Drainage Systems (Suds). |
| BIODIVERSITY | | |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |
| Sites | protected species | to designated for nature conservation or |
| | 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 |

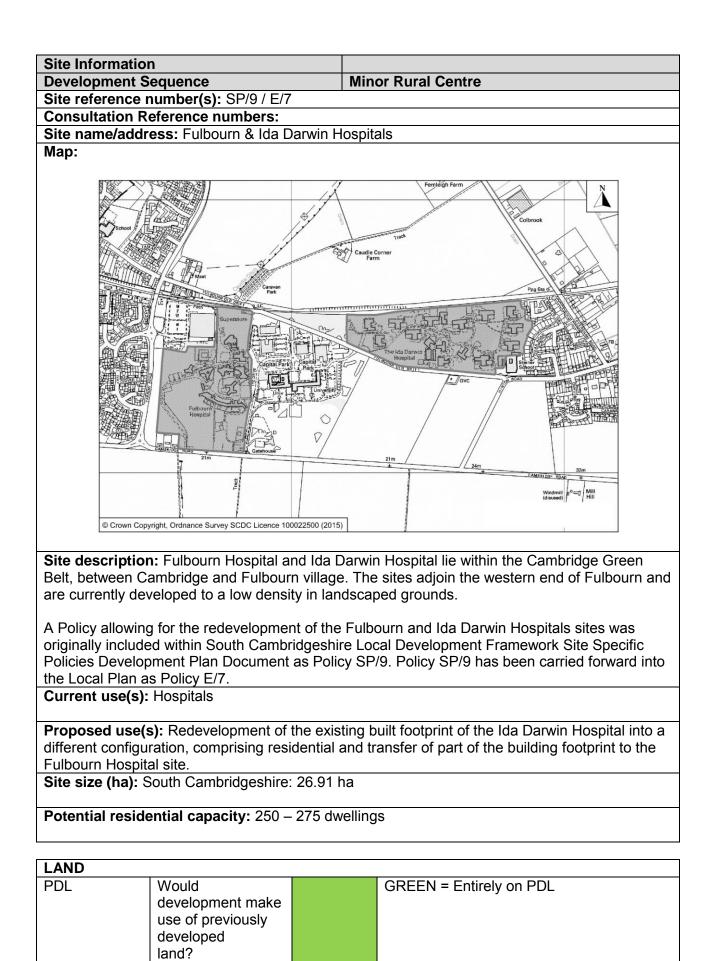
| | fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
|-------------------------|---|-----------|--|
| ТРО | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | GREEN = Site does not contain or adjoin any protected trees |
| Green Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? | | 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. |
| | TOWNSCAPE AND C | ULTURAL H | |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape character? | | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? | | GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) |
| 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 | | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting |

| | 1 | | |
|---|------------------------|---|---|
| | cultural interest | | |
| | (including | | |
| | conservation | | |
| | areas, listed | | |
| | buildings, | | |
| | registered parks | | |
| | and gardens and | | |
| | scheduled | | |
| | monuments)? | | |
| CLIMATE CHA | | | |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| Renewables | use of renewable | | renewables would apply |
| | energy resources? | | |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | IS SILE AL HOOU HSK? | | |
| | | | Flood Zone 1 and no drainage issues that |
| | | • | cannot be appropriately addressed |
| | TH AND WELL BEING | | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | Site is not proposed for housing |
| Facilities | sports facilities? | | |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space | | Site is not proposed for housing |
| | for children and | | |
| | teenagers? | | |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | |
| | accommodation | | |
| | needs of Gypsies | | |
| | and Travellers and | | |
| | Travelling | | |
| | Showpeople? | | |
| Distance: | How far is the site | | R = >800m |
| District or | from the nearest | | |
| Local Centre | District or Local | | |
| LUCAI CEIIIIE | centre? | | |
| Distance: City | | | $P \rightarrow 900m$ |
| Distance: City | How far is the site | | R = >800m |
| Centre | from edge of | | |
| | defined Cambridge | | |
| B I (D C C C C C C C C C C | City Centre? | | 2 |
| Distance: GP | How far is the | | R = >800m |
| Service | nearest health | | |
| | centre or GP | | |
| | service? | | |
| Key Local | Will it improve | | AMBER = No impact on facilities (or |
| Facilities | quality and range | | satisfactory mitigation proposed). |
| | of key local | | No facilities lost, and no new facilities |
| | services and | | proposed directly as a result of the |
| | facilities including | | development. |
| | health, education | | |
| | | | |

| | and leisure (shops, post offices, pubs etc?) | |
|---|---|---|
| Community Facilities | Will it encourage and enable engagement in community activities? | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. |
| Integration with Existing Communities | How well would the development on the site integrate with existing communities? | GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. Adjacent to an existing business park |
| 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 |
| Employment - Accessibility | How far is the nearest main employment centre? | How far is the nearest main employment centre? RED = >3km AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use |
| 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 | GREEN = Existing infrastructure likely to be sufficient |

| | | 1 |
|------------------|----------------------|--|
| | infrastructure, | |
| | including | |
| | communications | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places |
| | capacity? | Site is not proposed for housing |
| | | |
| | | |
| | | |
| | | |
| | | |
| Distance: | How far is the | G = <400m |
| Primary | nearest primary | Site is not proposed for housing |
| School | school? | |
| | | |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | Site is not proposed for housing |
| TRANSPORT | 00110011 | |
| 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. |
| НДРТ | Is there High | RED = Service does not meet the |
| | | |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| Overte in a h la | of site)? | |
| Sustainable | Scoring | RED = Score 0-4 from 4 criteria below |
| Transport | mechanism has | Total score 3 |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | RR= Beyond 1,000m (0) |
| stop / rail | | |
| station | | |
| Frequency of | | RR= Less than hourly service (0) |
| Public | | |
| Transport | | |
| Public | | RR= Greater than 50 minutes (0) |
| transport | | |
| journey time to | | |
| City Centre | | |
| Distance for | | A = 10km to 15 km (3) |
| cycling to City | | · · |
| Centre | | |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 13,036 ACF from centre of the site to |
| | | |

| Station | proposed train station? | Cambridge 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. Site does not appear to have access to the highway. |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |



| Agricultural | Would | CREEN - Noutral Dovelopment would not |
|----------------------|-----------------------|---|
| Agricultural Land | development lead | GREEN = Neutral. Development would not affect grade 1 and 2 land. |
| Lanu | to the loss of the | aneci grade i and z iand. |
| | 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 | 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 | The site is not located within an area that |
| | impact/worsening | experiences poor quality. However, |
| | of air quality? | residential development could lead to an |
| | or an quanty . | increase in local traffic. It is anticipated that |
| | | some traffic generated by the development |
| | | that will use local roads to enter and exit |
| | | Cambridge which is an AQMA. |
| AQMA | Is the site within or | GREEN = $>1,000$ m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | The site is adjacent to a railway line. |
| | problems if the site | However, the policy requires that |
| | is developed, as a | investigation into noise pollution and |
| | receptor or | vibration is investigated and attenuated as |
| | generator | necessary. |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | uses)? | |
| <u> </u> | | |
| 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) |
| | | Land contamination must be investigated |
| | | and remediated. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | The site is also in a Groundwater Protection |
| | of the water | Zone and appropriate measures will be |
| | environment? | needed to protect the environment |
| 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 |

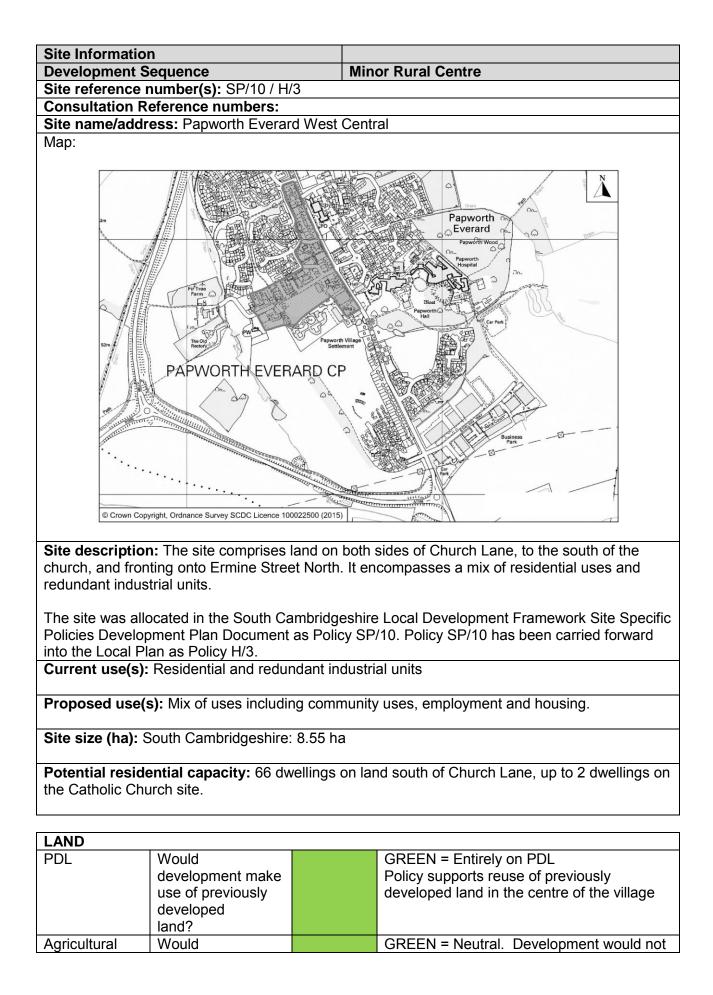
| 1 | | | National Physics (|
|-------------------------|---|------------|---|
| 1 | nature | | greenspace. No or negligible impacts |
| | conservation | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | GREEN = Development could have a |
| Diodiversity | development | | positive impact by enhancing existing |
| | reduce habitat | | |
| | | | features and adding new features or |
| | fragmentation, | | network links |
| | enhance | | he site is generally of low ecological |
| | native species, and | | sensitivity and developers will be required to |
| | help deliver habitat | | undertake ecological surveys and |
| | restoration (helping | | monitoring prior to the commencement of |
| | to achieve | | construction and propose a Biodiversity |
| | Biodiversity Action | | Strategy for the protection and |
| | Plan targets, and | | enhancement of biodiversity that |
| | maintain | | establishes which areas will be protected |
| | connectivity | | and enhanced, and appropriate mitigation |
| | between green | | measures. Reducing development on the |
| | infrastructure)? | | Ida Darwin site will enable enhancement. |
| | , | | |
| 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 | | Opportunity to deliver a green wedge, and |
| | and access to | | enhanced countryside access. |
| | green | | |
| | infrastructure? | | |
| | | | |
| LI ANDSCAPE ' | | | FRITAGE |
| | TOWNSCAPE AND C | ULTURAL HI | |
| LANDSCAPE, Landscape | TOWNSCAPE AND C Will it maintain and | ULTURAL HI | GREEN = No impact (generally compatible, |
| | TOWNSCAPE AND C Will it maintain and enhance the | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. |
| | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Potential for this to have positive |
| Landscape | TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) |

| | | | |
|----------------|------------------------|---|--|
| | appropriate design | | creation of an area of open countryside |
| | and scale of | | character which could help increase the |
| | development? | | openness of the Green Belt. |
| Green Belt | What effect would | | GREEN = No impact or Minor positive |
| | the development of | | impact on Green Belt purposes |
| | this site have on | | Potential for this to have positive |
| | Green Belt | | implications by the removal of all buildings |
| | purposes? | | from the western part of the site, and the |
| | | | creation of an area of open countryside |
| | | | character which could help increase the |
| | | | openness of the Green Belt. |
| Heritage | Will it protect or | | GREEN = Site does not contain or adjoin |
| lionago | enhance sites, | | such buildings, sites or features, and there |
| | features or areas of | | is no impact to the setting |
| | historical, | | Development on Fulbourn Hospital site will |
| | archaeological, or | | need to consider impact on the Fulbourn |
| | cultural interest | | Hospital Conservation area. There is a |
| | (including | | scheduled monument north of the Ida |
| | conservation | | Darwin site. Archaeology will require |
| | areas, listed | | mitigation. |
| | buildings, | | Thugadon. |
| | registered parks | | |
| | 0 | | |
| | and gardens and | | |
| | scheduled | | |
| CLIMATE CHA | monuments)? | | |
| | | | ANDED - Chanderd requirements for |
| 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 (low Risk). Known high water |
| | | | table will require mitigation. |
| | TH AND WELL BEING | j | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | Creation of a green wedge. |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | Assume onside provision as site of over 200 |
| Facilities | sports facilities? | | 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 | | Assume onside provision as site of over 200 |
| | for children and | | dwellings, which would be required to |
| | teenagers? | | deliver on site facilities to meet policy. |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | h |
| | accommodation | | |
| | needs of Gypsies | | |
| | and Travellers and | | |
| | Travelling | | |
| | Showpeople? | | |
| | | | R = >800m |
| Distance: | How far is the site | | |

| District or | from the nearest | | Ide Denuin aite ground 1 200m from villere |
|----------------|--------------------------------|--|---|
| District or | from the nearest | | Ida Darwin site around 1,200m from village centre of Fulbourn |
| Local Centre | District or Local | | |
| Distance: City | centre? How far is the site | | $\mathbf{D} = \mathbf{b} 0 0 \mathbf{m}$ |
| Distance: City | | | R = >800m |
| Centre | from edge of | | |
| | defined Cambridge | | |
| | City Centre? | | D 000 |
| Distance: GP | How far is the | | R = >800m |
| Service | nearest health | | 1,230m ACF from centre of site to Fulbourn |
| | centre or GP | | Health Centre. |
| | service? | | |
| Key Local | Will it improve | | AMBER = No impact on facilities (or |
| Facilities | quality and range | | satisfactory mitigation proposed). |
| | of key local | | Will support continued operation of the |
| | services and | | hospital, through site rationalisation. |
| | facilities including | | |
| | health, education | | |
| | 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 |
| | 00011000 | | 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. |
| Communities | with existing | | create a new community. |
| | 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 |
| | shopping | | vitality and viability of existing centres |
| | hierarchy, | | |
| | supporting the | | |
| | vitality and viability | | |
| | of Cambridge, | | |
| | town, district and | | |
| | | and the second | |
| | local centres? | | |

| Accessibility | nearest main | 1.0km ACF from centre of the site to South |
|--|---------------------|--|
| Accessionity | employment | Cambridgeshire 011B (Fulbourn, including |
| | centre? | Capital Park, Tesco & Hospitals) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Lana | in the loss of | Will support continued operation of the |
| | employment land, | hospital, through site rationalisation. |
| | or deliver new | |
| | employment land? | |
| Utilities | Will it improve the | CDEEN - Evicting infractructure likely to be |
| Ounties | level of investment | GREEN = Existing infrastructure likely to be sufficient |
| | | suncient |
| | in key community | |
| | services and | |
| | infrastructure, | |
| | including | |
| | communications | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | School capacity not sufficient, but |
| | | significant issues can be adequately |
| | | addressed |
| Distance: | How far is the | R =>800m |
| Primary | nearest primary | 1,289m ACF from centre of site to Bewick |
| School | school? | Bridge Primary School, Cherry Hinton. |
| Distance: | How far is the | A = 1 to 3 km |
| Secondary | nearest secondary | 2.6km ACF from centre of site to Netherhall |
| School | school? | School. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | AMBER = Medium quality off-road path. |
| | routes are | |
| | accessible near to | |
| | the site? | |
| HQPT | Is there High | GREEN = High quality public transport |
| | Quality Public | service |
| | Transport (at edge | |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | Total score 15 |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| 1 | | |
| | and cycling. Scores | |
| | determined by the | |
| | | |
| Distance: bus | determined by the | GG = Within 400m (6) |
| stop / rail | determined by the | GG = Within 400m (6) Bus stop on site frontage |
| stop / rail station | determined by the | Bus stop on site frontage |
| stop / rail station Frequency of | determined by the | Bus stop on site frontage A = 30 minute frequency (3) |
| stop / rail station Frequency of Public | determined by the | Bus stop on site frontage |
| stop / rail station Frequency of | determined by the | Bus stop on site frontage A = 30 minute frequency (3) |

| transport journey time to | | Around 45 minutes |
|------------------------------|------------------------|---|
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | 6km |
| Centre | | |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 4,408m ACF from centre of the site to |
| Station | proposed train | Cambridge Station. |
| | 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? | |



| | | offerst average 4 are d 0 lave d |
|---------------------|--|---|
| Land | development lead to the loss of the best and most versatile agricultural land? | affect grade 1 and 2 land. |
| Minerals | Will it avoid the sterilisation of economic mineral reserves? | GREEN = Site is not within an allocated or safeguarded area. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening of air quality? | GREEN = Minimal, no impact, reduced impact. |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | GREEN = >1,000m of an AQMA, M11, or A14 |
| Pollution | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | GREEN = No adverse effects or capable of full mitigation |
| Contamination | Is there possible contamination on the site? | 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) Former uses will require mitigation. |
| Water | Will it protect and where possible enhance the quality of the water environment? | GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts |

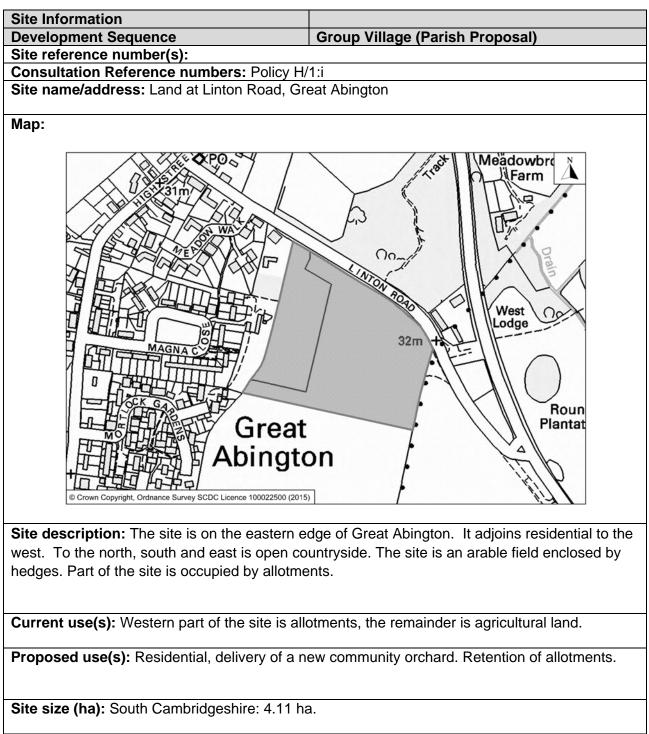
| | Internet and | | |
|----------------|---|------------|--|
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | Assumptions for a neutral impact are that |
| | | | |
| | native species, and | | existing features that warrant retention can |
| | help deliver habitat | | be retained or appropriate mitigation will be |
| | restoration (helping | | achieved through the development process. |
| | to achieve | | |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | AMBER = Any adverse impact on protected |
| _ | site or immediately | | trees capable of appropriate mitigation |
| | adjacent protected | | The site contains a number of individual |
| | by a Tree | | protected trees, particularly to the Ermine |
| | Preservation Order | | Street North road frontage. There are two |
| | (TPO)? | | groups of protected trees along Church |
| | | | o o |
| | | | Lane, including a large group within the |
| Green | M/ill it improve | | southern boundary of the site. |
| | 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 | | |
| | through delivery of and access to | | |
| | through delivery of and access to green | | |
| | through delivery of and access to green infrastructure? | | |
| LANDSCAPE, | through delivery of and access to green infrastructure? | ULTURAL HI | |
| LANDSCAPE, T | through delivery of and access to green infrastructure? | ULTURAL HI | ERITAGE GREEN = No impact (generally compatible, |
| | through delivery of and access to green infrastructure? | ULTURAL HI | |
| | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and | ULTURAL HI | GREEN = No impact (generally compatible, |
| | through delivery of and access to green infrastructure? FOWNSCAPE AND C Will it maintain and enhance the | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with |
| | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of | ULTURAL HE | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor |
| | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape | | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor |
| Landscape | through delivery of and access to green infrastructure? FOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) |
| | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in the centre of the village in a coordinated |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in the centre of the village in a coordinated |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in the centre of the village in a coordinated |
| Landscape | through delivery of and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design | ULTURAL HI | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Opportunity to improve brownfield sites in the centre of the village in a coordinated |

| | | | |
|----------------|------------------------|---|--|
| | the development of | | impact on Green Belt purposes |
| | this site have on | | |
| | Green Belt | | |
| | purposes? | | |
| Heritage | Will it protect or | | GREEN = Site does not contain or adjoin |
| | enhance sites, | | such buildings, sites or features, and there |
| | features or areas of | | is no impact to the setting |
| | historical, | | Part of area is a conservation area, and |
| | archaeological, or | | includes the listed Church. Policy will |
| | cultural interest | | provide opportunities to improve the setting |
| | (including | | of this area. |
| | conservation | | |
| | areas, listed | | |
| | buildings, | | |
| | registered parks | | |
| | and gardens and | | |
| | scheduled | | |
| | monuments)? | | |
| CLIMATE CHA | | | |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| | use of renewable | | renewables would apply |
| | energy resources? | | |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | TH AND WELL BEING | , | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | 0.5km ACF from centre of the site to |
| Facilities | sports facilities? | | Papworth Everard Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space | | 370m ACF from centre of the site to land |
| | for children and | | south of Dockwra Road, Papworth Everard. |
| | teenagers? | | |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | F |
| - | accommodation | | |
| | needs of Gypsies | | |
| | and Travellers and | | |
| | Travelling | | |
| | Showpeople? | | |
| Distance: | How far is the site | | G = <400m |
| District or | from the nearest | | |
| Local Centre | District or Local | | |
| | centre? | | |
| 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 | | 399m ACF from centre of site to Surgery, |
| | centre or GP | | Papworth Everard. |
| 1 | | | |

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

| | employment land? | |
|-----------------|----------------------|---|
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| Cuntico | level of investment | sufficient |
| | in key community | Sumolent |
| | services and | |
| | | |
| | infrastructure, | |
| | including | |
| | communications | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | School capacity not sufficient, but significant |
| | | issues can be adequately addressed. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | 547m ACF from centre of site to Pendragon |
| School | school? | Community Primary School, Papworth |
| | | Everard. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | 3.8km ACF from centre of site to |
| School | school? | Cambourne 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) |
| Sustainable | of site)? | GREEN = Score 15-19 from 4 criteria below |
| | Scoring | |
| Transport | mechanism has | Total score 16 |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | Bus stops on Ermine Street near to parts of |
| station | | the site. |
| Frequency of | | R= Less than hourly service (0) |
| Public | | |
| Transport | | |
| Public | | GG = 20 minutes or less (6) |
| transport | | 13 Minutes from Papworth Everard to St. |
| journey time to | | lves |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | 7km to St.Ives |
| Centre | | |
| Distance: | How far is the site | R = >800m |
| Distance: | How far is the site | R = >800m |

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



Potential residential capacity: 35 dwellings.

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

| | to the lass of the | Cmall aita hut all Orada 0 |
|---------------|----------------------------------|---|
| | to the loss of the best and most | Small site but all Grade 2. |
| | versatile | |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| WIIII ICI AIS | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | Site within an area designated in the |
| | | Minerals and Waste LDF but development |
| | | would not have a negative impact |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| 2 | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | Development of a second Children State and the second |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Environmental Health has concerns |
| | receptor or | about traffic noise from busy Linton Rd and |
| | generator | from dog kennels nearby that can generate |
| | (including | unpredictable noise. Some minor to |
| | compatibility with | moderate additional road traffic noise |
| | neighbouring | generation impact on existing residential |
| | uses)? | due to development related car movements |
| Contomination | la thara nassible | but dependent on location of site entrance. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on the site? | area with a history of contamination |
| | | Development not on land likely to be |
| | | contaminated. Previous agricultural use can |
| | | be mitigated. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | |
| | of the water | Development unlikely to affect water quality. |
| | environment? | The site within Groundwater Source |
| | | Protection Zone 3 which does not rule out |
| | | development but may influence land use or |
| | | require pollution control measures. |
| | | Assumptions for a neutral impact are that |
| | | appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process and will mitigate any |
| | | impact on groundwater, |
| BIODIVERSITY | <u>,</u> | |
| | | |

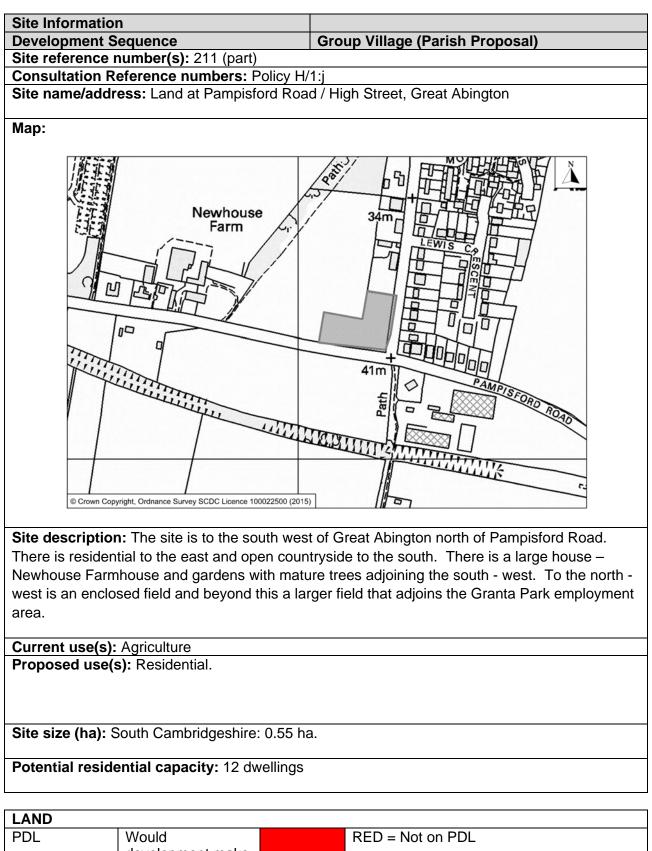
| Decignated | | | CREEN Doop not contain is not adjuster |
|----------------|----------------------|------------|---|
| Designated | Will it conserve | | GREEN = Does not contain, is not adjacent |
| Sites | protected species | | to designated for nature conservation or |
| | and protect sites | | recognised 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 |
| Diodiversity | development | | positive impact by enhancing existing |
| | reduce habitat | | |
| | | | features and adding new features or |
| | fragmentation, | | network links |
| | enhance | | |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | AMBER = Any adverse impact on protected |
| | site or immediately | | trees capable of appropriate mitigation |
| | adjacent protected | | June 1997 |
| | by a Tree | | TPO trees on site boundary. |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| mastructure | | | of appropriate mitigation |
| | and green spaces, | | or appropriate mitigation |
| | through delivery of | | Noutral import (outsting footunes of the t |
| | 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. |
| | | | |
| | | | Part of site will be delivered as a community |
| | | | Orchard. |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL HI | ERITAGE |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor negative Impact (Development |
| | | | • |
| | | | conflicts with landscape character with |
| | landscape | | conflicts with landscape character, with |
| | | | conflicts with landscape character, with minor negative impacts incapable of mitigation). Prominent site on this approach |

| | | | into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts. (Updated) |
|-------------|---|-------|---|
| 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, archaeological, or | | 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 |
| | cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | Minor negative Impact on historic Assets (incapable of satisfactory mitigation). Minor impact on the setting of a number of listed buildings and Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHA | | | |
| Renewables | Will it support the use of renewable energy resources? | | AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply. |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | [H AND WELL BEING | | |
| Open Space | Will it increase the | , | GREEN = Assumes minimum on-site |
| | quantity and quality of publically accessible open | | provision to adopted plan standards is provided onsite |
| | space? | | 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? | |
| Distance Disc | Line for in the | |
| Distance: Play Facilities | How far is the nearest play space | GREEN = <400m or onsite provision |
| T acilities | for children and | |
| | teenagers? | |
| | Ŭ | |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | |
| | accommodation needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| | Showpeople? | |
| Distance: | How far is the site | G = <400m |
| District or Local Centre | from the nearest | 216 m ACE to the village Best Office |
| Local Centre | District or Local centre? | 316 m ACF to the village Post Office - location represents of central point in |
| | contro : | relation to other services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | |
| | centre or GP | |
| | service? | |
| 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 possible |
| | community activities? | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | GREEN = Good scope for integration with |
| with Existing | development on | existing communities / of sufficient scale to |
| Communities | the site integrate | create a new community. |
| | with existing communities? | |
| ECONOMY | | 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 deprivation particularly in | Cambridge according to the Index of Multiple Deprivation 2010. |
|-----------------|--|--|
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| Shopping | shopping | vitality and viability of existing centres |
| | hierarchy, | Vitality and Viability of existing centres |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses. |
| | local centres? | |
| Employment - | How far is the | AMBER = 1-3km |
| Accessibility | nearest main | |
| 7.0000001011119 | employment | |
| | centre? | |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Lana | in the loss of | |
| | employment land, | |
| | or deliver new | |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare mains water |
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | | within the zone were to be developed. The |
| | | sewerage network is approaching capacity |
| | | and will require mitigation. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | |
| | | School capacity not sufficient, but significant |
| | | issues can be adequately addressed |
| | | |
| | | |
| Distance: | How far is the | G = <400m |
| Primary | nearest primary | |
| School | school? | 360m. |
| Diotonooi | | |
| Distance: | How far is the | A = 1 to 3 km |
| Secondary | nearest secondary | |

| School | school? | 2.7km Linton Village College |
|---|--|---|
| TRANSPORT | | |
| Cycle Routes | What type of cycle routes are accessible near to the site? | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
| HQPT | Is there High Quality Public Transport (at edge 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 |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 319 m ACF from the centre of the site to the nearest bus stop. |
| Frequency of Public Transport | | A = 30 minute frequency (3) 30 minute service. |
| Public | | G = 21 to 30 minutes (4) |
| transport journey time to City Centre | | 28 Minutes from Great Abington to Cambridge. |
| Distance for | | A = 10km to 15 km (3) |
| cycling to City Centre | | 10.03 km ACF from the centre of the site to Saffron Walden Market. |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m |
| Access | Will it provide safe access to the highway network, where there is available capacity? | AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Highway Authority has concerns about accident record of the A1307. (Updated) |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |



PDL Would development make use of previously developed land?

| Agricultural | Mould | AMPER Minor loss of grade 1 and 2 land |
|----------------------|------------------------|--|
| Agricultural Land | Would development lead | AMBER = Minor loss of grade 1 and 2 land |
| Lanu | to the loss of the | Small site but all Grade 2. |
| | 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 | ^c |
| | reserves? | Site not within an area designated in the |
| | | Minerals and Waste LDF |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Environmental Health has concerns |
| | receptor or | about noise from nearby industrial uses. |
| | generator | Some minor to moderate additional road |
| | (including | traffic noise generation impact on existing |
| | compatibility with | residential due to development related car |
| | neighbouring | movements but dependent on location of site entrance. |
| | uses)? | site entrance. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| Containination | contamination on | area with a history of contamination |
| | the site? | |
| | | Development not on land likely to be |
| | | contaminated. Previous agricultural use can |
| | | be mitigated. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | |
| | of the water | Development unlikely to affect water quality. |
| | environment? | The site within Groundwater Source |
| | | Protection Zone 2 which does not rule out |
| | | development but may influence land use or |
| | | require pollution control measures. |
| | | Assumptions for a neutral impact are that appropriate standards and pollution control |
| | | measures will achieved through the |
| | | development process and will mitigate any |
| | | impact on groundwater. |
| | | impaor on groundwator. |

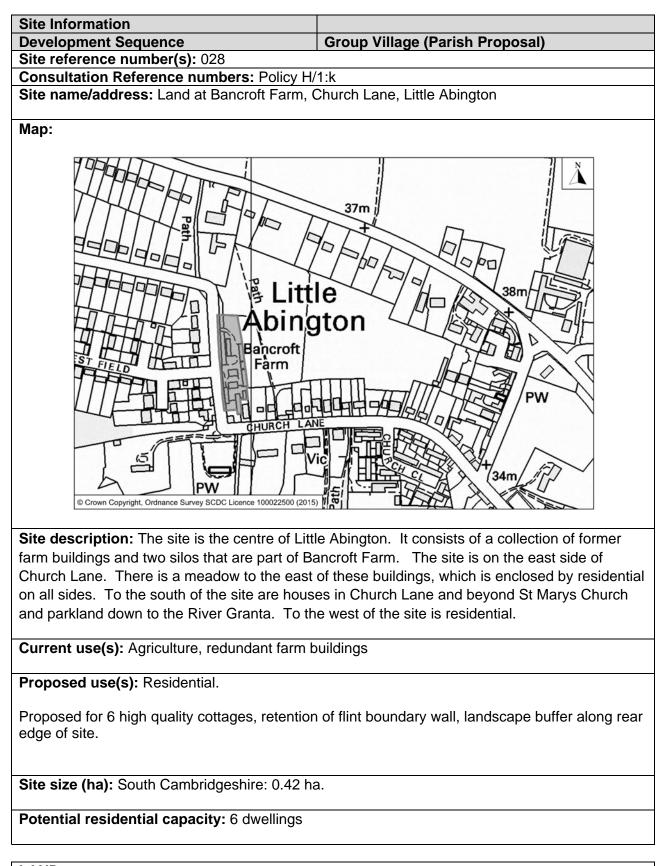
| BIODIVERSIT | (| | |
|-------------------------|---|-----------|--|
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts |
| Biodiversity | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
| TPO | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | AMBER = Any adverse impact on protected trees capable of appropriate mitigation |
| Green Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? | | AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL H | ERITAGE |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape character? | | AMBER = negative impact on landscape character, incapable of mitigation. Minor negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). Prominent site on this approach into the village and development would |

| [| | |
|---------------|-----------------------------------|--|
| | | result in the loss of openness and the rural |
| | | character of this area. Retention of |
| | | boundary trees and hedges would mitigate |
| | | impacts. |
| 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 |
| One on Dall | | 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 | |
| Horitago | purposes? | AMBER = Site contains, is adjacent to, or |
| Heritage | Will it protect or enhance sites, | within the setting of such sites, buildings |
| | , | |
| | features or areas of | and features, with potential for negative |
| | historical, archaeological, or | impacts capable of appropriate mitigation |
| | cultural interest | Minor negative Impact on historic Assets |
| | (including | (incapable of satisfactory mitigation) . Minor |
| | conservation | adverse harm to listed buildings due to loss |
| | areas, listed | of farmland settings and backdrop to former |
| | buildings, | farmstead and due to loss of visual link |
| | registered parks | between adjacent farmsteads. |
| | and gardens and | Archaeological potential will require further |
| | scheduled | information but it is likely appropriate |
| | monuments)? | mitigation can be achieved through the |
| | monumonto). | development process. |
| CLIMATE CHA | NGE | |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable | renewables would apply |
| | energy resources? | |
| | | Standard requirements for renewables |
| | | would apply. |
| Flood Risk | Is site at flood risk? | GREEN = Flood Zone 1 / low risk |
| | | |
| | | |
| HUMAN HEAL | TH AND WELL BEING | |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| • | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |
| | accessible open | |
| | space? | Neutral impact (existing features retained or |
| | | appropriate mitigation). |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | |
| Facilities | sports facilities? | |
| | | |

| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | AMBER = 400 -800m |
|---|---|---|
| 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 661 m ACF to the village Post Office - location represents of central point in relation to other services and facilities. |
| Distance: City Centre | How far is the site from edge of defined Cambridge City Centre? | R = >800m |
| Distance: GP Service | How far is the nearest health centre or GP service? | R = >800m |
| Key Local Facilities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community Facilities | Will it encourage and enable engagement in community activities? | GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. |
| Integration with Existing Communities | How well would the development on the site integrate with existing communities? | GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. |
| ECONOMY | | |
| Deprivation (Cambridge) | Does it address pockets of income and employment deprivation | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |

| | particularly in | |
|---------------------|---------------------------|---|
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses. |
| | local centres? | |
| Employment - | How far is the | GREEN = <1km or allocation is for or |
| Accessibility | nearest main | includes a significant element of |
| | employment | employment or is for another non-residential |
| | centre? | use |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | |
| | employment land, | |
| | or deliver new | |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare mains water |
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | | within the zone were to be developed. The |
| | | sewerage network is approaching capacity and will require mitigation. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| Supacity | capacity? | sonotrainto van be appropriately miligated |
| | | School capacity not sufficient, but significant |
| | | issues can be adequately addressed |
| | | |
| | | |
| | | |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | |
| Distance | llew feet's th | |
| Distance: | How far is the | A = 1 to 3 km |
| Secondary | nearest secondary school? | 2.8 km Linton Villago Collago |
| School TRANSPORT | | 2.8 km Linton Village College |
| IKANSPUKI | | |

| 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 |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail station | | 99 m ACF from the centre of the site to the nearest bus stop. |
| Frequency of Public | | A = 30 minute frequency (3) |
| Transport Public | | 30 minute service. G = 21 to 30 minutes (4) |
| transport journey time to City Centre | | 29 Minutes from Great Abington to Cambridge. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City Centre | | 9.69 km ACF from the centre of the site to Saffron Walden Market. |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m |
| Access | Will it provide safe access to the highway network, where there is available capacity? | AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Highway Authority has concerns about accident record of the A1307. (Updated). |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |



| LAND | | | | |
|------|------------------|--|--------------------------|--|
| PDL | Would | | AMBER = Partially on PDL | |
| | development make | | | |

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| | | | measures will achieved through the development process and will mitigate any impact on groundwater, |
| 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 |
| Biodiversity | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
| ТРО | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | GREEN = Site does not contain or adjoin any protected trees |
| Green Infrastructure | Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? | | 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. |
| | TOWNSCAPE AND C | ULTURAL H | |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape | | AMBER = negative impact on landscape character, incapable of mitigation.Site consists of derelict agricultural buildings and open space. There would be a net loss |

| | character? | | of open land. (Updated). |
|----------------------------|--|---|--|
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? | | GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Some loss of rural context to Bancroft Farm. However the farm buildings are growing increasingly derelict. Policy H1/k requires a high quality cottage development at a low density, retention of flint boundary wall and creation of a landscape buffer. (Updated). |
| 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 Some impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. Policy provides for mitigation through requiring a high quality cottage development with retention of a flint boundary wall, development to enhance the Conservation Area, retention of a landscape buffer and a low density of development. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. (Updated) |
| CLIMATE CHA | NGE | | |
| Renewables Flood Risk | Will it support the use of renewable energy resources? Is site at flood risk? | | AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply. GREEN = Flood Zone 1 / low risk |
| | | | |
| | TH AND WELL BEING | i | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). |
| Distance: Outdoor Sport | How far is the nearest outdoor | | GREEN = <1km or onsite provision |

| Facilities | sports facilities? | |
|---|---|---|
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | AMBER = 400 -800m |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | AMBER = No Impact |
| Distance: District or Local Centre | How far is the site from the nearest District or Local centre? | G = <400m 197m ACF from the centre of the site to Church Lane, central in relation to 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 |
| Key Local Facilities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community Facilities | Will it encourage and enable engagement in community activities? | GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. |
| Integration with Existing Communities | How well would the development on the site integrate with existing communities? | GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. |
| ECONOMY | 1 | |
| Deprivation (Cambridge) | Does it address pockets of income and employment | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of |

| | 1 | | |
|---|--|--|---|
| | deprivation | | Multiple Deprivation 2010. |
| | particularly in | | |
| | Abbey Ward and | | |
| | Kings Hedges? | | |
| | Would allocation | | |
| | result in | | |
| | development in | | |
| | deprived wards of | | |
| | - | | |
| Oh e maria n | Cambridge? | | |
| Shopping | Will it protect the | | GREEN = No effect or would support the |
| | shopping | | vitality and viability of existing centres |
| | hierarchy, | | |
| | supporting the | | Development would have no effect on |
| | vitality and viability | | vitality or viability of existing centres. The |
| | of Cambridge, | | indicator is likely to apply particularly to sites |
| | town, district and | | which include retail, offices, or leisure uses. |
| | local centres? | | |
| Employment - | How far is the | | GREEN = <1km or allocation is for or |
| Accessibility | nearest main | | includes a significant element of |
| 710000000000000000000000000000000000000 | employment | | employment or is for another non-residential |
| | centre? | | |
| Employment | Would | | USE |
| Employment - | | | G = No loss of employment land / allocation |
| Land | development result | | is for employment development |
| | in the loss of | | |
| | employment land, | | |
| | or deliver new | | |
| | employment land? | | |
| Utilities | Will it improve the | | GREEN = Existing infrastructure likely to be |
| | level of investment | | sufficient |
| | in key community | | |
| | services and | | Minor Utilities Infrastructure improvements |
| | infrastructure, | | required, but constraints can be addressed. |
| | including | | There is insufficient spare mains water |
| | communications | | capacity within the distribution zone to |
| | infrastructure and | | supply the number of proposed properties |
| | | | which could arise if all the SHLAA sites |
| | broadband? | | |
| | | | within the zone were to be developed. The |
| | | | sewerage network is approaching capacity |
| | | | and will require mitigation. |
| Education | Is there sufficient | | AMBER = School capacity not sufficient, |
| Capacity | education | | constraints can be appropriately mitigated |
| | capacity? | | |
| | | | School capacity not sufficient, but significant |
| | | | issues can be adequately addressed |
| | | | , , |
| | | | |
| | | | |
| Distance: | How far is the | | A = 400 - 800m |
| Primary | nearest primary | | |
| School | school? | | |
| | 001001: | | |
| 1 | | and the second | |
| Dictoroc: | How for is the | | P - Greater than 2km |
| Distance: | How far is the | | R = Greater than 3km |
| Distance: Secondary School | How far is the nearest secondary school? | | R = Greater than 3km 3.6 km Linton Village College |

| TRANSPORT | | |
|---|--|---|
| Cycle Routes | What type of cycle routes are accessible near to the site? | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
| HQPT | Is there High Quality Public Transport (at edge 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 |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail station | | 256m ACF from the centre of the site to the nearest bus stop (Cambridge Road). |
| Frequency of Public Transport | | A = 30 minute frequency (3) 30 minute service. |
| Public | | G = 21 to 30 minutes (4) |
| transport journey time to City Centre | | 27 Minutes from Little Abington to Cambridge. |
| Distance for | | A = 10km to 15 km (3) |
| cycling to City Centre | | 10.85km ACF from the centre of the site to Saffron Walden Market. |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m |
| Access | Will it provide safe access to the highway network, where there is available capacity? | GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |

| Site Information | |
|---|--|
| Development Sequence | Infill Village (Parish Proposal) |
| Site reference number(s): | |
| Consultation Reference numbers: Policy H/ | /1.1 |
| Site name/address: Land at Toseland Road | |
| Мар: | |
| Depot Bepot | Track |
| Site description: Depot site. Agricultural lanc of the road frontage. | I to the east. Residential properties on either side |
| Current use(s): Depot | |
| Proposed use(s): Residential. | |
| Site size (ha): South Cambridgeshire: 0.4 ha. | |
| Potential residential capacity: 6 dwellings | |
| | |

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

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

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

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| | character, including through appropriate design | | Would relate to local townscape character and offer opportunities for enhancement) |
| | and scale of | | |
| | development? | | |
| 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 | | GREEN = Site does not contain or adjoin |
| CLIMATE CHA | | | such buildings, sites or features, and there is no impact to the setting |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| | use of renewable energy resources? | | renewables would apply Standard requirements for renewables would apply. |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| HUMAN HEAL | H AND WELL BEING | ì | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). |
| Distance: Outdoor Sport Facilities | How far is the nearest outdoor sports facilities? | | RED = >3km |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | | RED = >800m |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and | | AMBER = No Impact |

| | Trovolling | |
|----------------|------------------------------------|---|
| | Travelling | |
| Distance: | Showpeople? How far is the site | G = <400m |
| District or | from the nearest | |
| Local Centre | District or Local | 192m ACF to Graveley Village Centre (High |
| Loodi Contro | centre? | Street) |
| | | |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| | City Centre? | |
| | | |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | |
| | centre or GP | |
| | service? | |
| | | |
| 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?) | GREEN = Development would not lead to |
| Facilities | Will it encourage and enable | the loss of any community facilities or |
| Facilities | | replacement /appropriate mitigation possible |
| | engagement in community | |
| | activities? | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | GREEN = Good scope for integration with |
| with Existing | development on | existing communities / of sufficient scale to |
| Communities | the site integrate | create a new community. |
| | with existing | , |
| | communities? | |
| ECONOMY | | |
| 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 | |
| | 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 | Development can use existing capacity in |
| | infrastructure, | utilities infrastructure. |
| | including | |
| | communications | |
| | | |
| | infrastructure and | |
| | broadband? | |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places |
| | capacity? | |
| | | The village is served by Eltisley Primary |
| | | School, and Longsands Secondary School. |
| | | Impact of a development of this scale would |
| | | be minimal. |
| | | |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | 4.6km |
| School | school? | |
| Concor | | |
| Distance: | How far is the | R = Greater than 3km |
| Distance: | | |
| Secondary | nearest secondary | |
| School | school? | 6km Cambourne Village College |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | DARK RED = no cycling provision and |
| | routes are | traffic speeds >30mph with high vehicular |
| | accessible near to | traffic volume. |
| | the site? | |
| 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)? | |
| | | |
| Overte in a bila | Cooring | |
| Sustainable | Scoring | DARK RED = Score 0-4 from 4 criteria |
| Transport | mechanism has | below |
| Score (SCDC) | been developed to | |
| | consider access to | |
| | and quality of | |
| | | |

| | public transport, | |
|-----------------|------------------------|--|
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | RR= Beyond 1000m (0) |
| stop / rail | | 408 m ACF from the centre of the site to the |
| station | | nearest bus stop (Church Lane). However, |
| | | there is only a bus service on Saturdays |
| | | (with 2 bus journeys each way to |
| | | Huntingdon). In light of the lack of a regular |
| | | service it has not been scored. |
| Frequency of | | R= Less than hourly service (0) |
| Public | | , (), |
| Transport | | Less than Hourly service. |
| Public | | RR= Greater than 50 minutes (0) |
| transport | | 32 Minutes from Graveley to Huntingdon. |
| journey time to | | |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 7.19km ACF from the centre of the site to |
| | | Huntingdon Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| Station | proposed train | |
| | station? | |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| | access to the | identified that cannot be fully mitigated |
| | highway network, | |
| | where there is | No capacity constraints identified, safe |
| | available capacity? | access can be achieved. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |