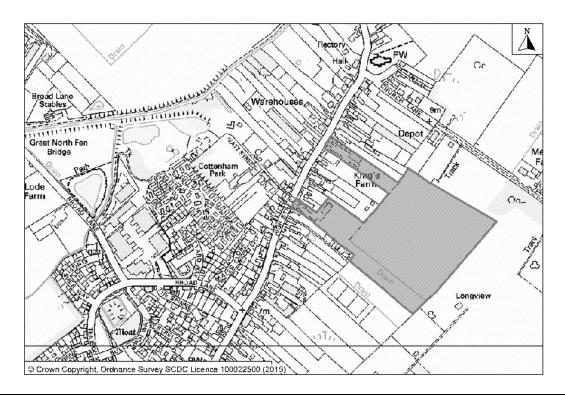
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC316	
Consultation Reference numbers:	

Site name/address: Land to rear of High Street, Cottenham **Map:**



Site description: The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.

Current use(s): Residential, yard and agricultural

Proposed use(s): 100-150 dwellings

Site size (ha): South Cambridgeshire: 7.02 ha.

Potential residential capacity: 158 dwellings (30 dph)

LAND	LAND			
PDL	Would		AMBER = Partially on PDL	
	development make		·	
	use of previously		The site includes residential properties and	
	developed		yards, but this is a very small proportion of	
	land?		the site.	
Agricultural	Would		GREEN = Neutral. Development would not	
Land	development lead		affect grade 1 and 2 land.	
	to the loss of the		-	

	I be a december of	
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	CDEEN Cita is not within an allocated or
Iviinerais	sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	162617623	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact.
	sites result in an	impaot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
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 would remove various
	is developed, as a	industrial / commercial type uses that
	receptor or	creates nuisance, resulting in minor benefits
	generator	in the local noise climate.
	(including	
	compatibility with	
	neighbouring uses)?	
	uses):	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site was formerly used as
		a yard and may have contaminated land.
		Potential for minor benefits through
\\\ \ - \(-	VAPIL 16 in the state of the st	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Accumptions for a political improved and thet
		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		Oustainable Diamage Systems (Suus).
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
	_ ====================================	555ai aisa iiii bo aotolopoa ao

	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	1		
	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		
	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
IIIIIastiucture			
	and green spaces,		of appropriate mitigation
	through delivery of		Newton Linear and Annie Complete a terms a material and
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Silarastor.		loss of significant green backdrop.
Townscape	Will it maintain and		RED = Significant negative impact on
Townscape	enhance the		townscape character, no satisfactory
			mitigation measures possible.
	divorcity and		r mindanon measures nossinie
	diversity and		magation modelites possible.
	distinctiveness of		·
	distinctiveness of townscape		Significant Negative Impact (Development
	distinctiveness of		·

		mattention \ handlend decelerate for the
	appropriate design	mitigation) - backland development contrary
	and scale of	to single depth development on this part of
	development?	village, harming the historic linear
		settlement pattern, and would result in the
Oraca Dalt	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	loss of significant green backdrop.
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	
Haritaga	purposes?	DED. Cita contains is adiscent to ar
Heritage	Will it protect or enhance sites,	RED = Site contains, is adjacent to, or within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	Thinganon
	(including	Significant Negative Impact (Development
	conservation	conflicts with townscape character, with
	areas, listed	significant negative impacts incapable of
	buildings,	mitigation) - site is within the Conservation
	registered parks	Area, adjacent and close to several Grade II
	and gardens and	Listed Buildings along High Street, including
	scheduled	where highway access will be provided.
	monuments)?	Loss of green backdrop will have a
	,	significant impact on their setting.
CLIMATE CHAI	NGE	-
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zono A and no ductoons to see that
		Flood Zone 1 and no drainage issues that
	│ ΓH AND WELL BEING	cannot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided drisite
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.3km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,269m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	

	T	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	814m from nearest centre ACF (Cottenham,
	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	735m ACF from centre of site to Cottenham
	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	'
	communities?	Large area of backland development within
		an area characterised by linear
ECONOMY	1	y
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
J. Opping	shopping	vitality and viability of existing centres
	hierarchy,	Thanky and trability of oxioting bondoo
	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
	Tor Carribinage,	maioator is intery to appry particularly to sites

	town district and	which include retail, offices, or leisure uses.
	town, district and local centres?	willon include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
Employment -	Would	Vision Park) A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Land	in the loss of	allocation in the area (< 50%).
	employment land,	ans and (1 00 /c).
	or deliver new	Assumption that the yard is in use for
	employment land?	business use, which would mean that
		development would have a minor negative
		effect on employment opportunities, as a
		result of the loss of existing employment land.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications infrastructure and	Electricity is likely to require reinforcement.
	broadband?	There is insufficient spare mains water capacity within the distribution zone to
	broadbaria:	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. Gas
		is likely to require reinforcement. The
		sewerage network is approaching capacity
		and will require investigation and possibly
Education	Is there sufficient	mitigation. RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Ü
		School capacity not sufficient, but
		significant issues can be adequately
		addressed. Insufficient primary and
Distance:	How far is the	secondary school capacity. R = >800m
Primary	nearest primary	17 - >000111
School	school?	1,188m ACF from centre of site to
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	4.01 4.05 () () ()
School	school?	1.3km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.0 1100100	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

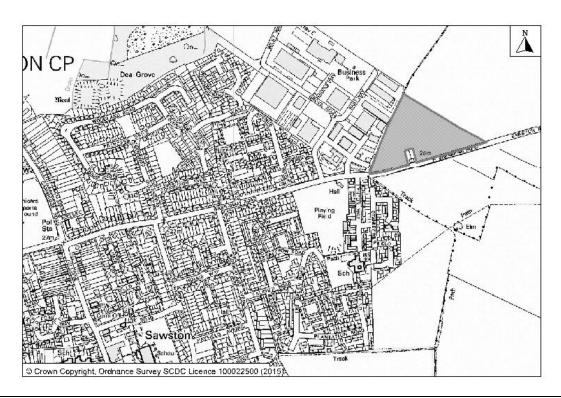
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
11901	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	AWDEN = Score 10-14 Hom 4 cinena below
Score (SCDC)	been developed to	Total Score of 14
30016 (3000)	consider access to	10(8) 300(8 0) 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Citteria Delow.	A = Within 800m (3)
stop / rail		A = Within 600m (3)
station		258m to nearest bus stop ACF (Cottenham,
Station		Pastures)
		rasiules)
		785m to nearest bus stop ACF (Cottenham,
		Lambs Lane)
Fraguency of		,
Frequency of Public		G = 20 minute frequency (4)
		Logo than hourly (106 Carrigo)
Transport		Less than hourly (106 Service)
		20 minute service (Citi 8)
Public		A = 31 to 40 minutes (3)
transport		A = 31 to 40 minutes (3)
journey time to		41-50 Minutes (Cottenham, Ivatt Street to
City Centre		Ely, Market Street)
Oity Ochire		Lly, Warket Guect)
		36 Minutes (Cottenham, Lambs Lane to
		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (+)
Centre		9.81km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	N = 2000III
Station	proposed train	5,526m ACF from centre of the site to
Station	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
, 100033	access to the	identified that cannot be fully mitigated
	highway network,	Identified that earliest be fully fillingated
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. No capacity
	available capacity!	constraints identified, safe access can be
		achieved. Assumption is that a fairly large
		proportion of trips might reasonably be
		accommodated by the A14, but limitations
		on the county's network could result in
		localised diversionary trips on the A14 and
		M11 and this in turn may limit the capacity
		of these routes to accommodate new
		development. Conversely, these
]	uevelopinieni. Gonversely, illese

		settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public	GREEN = Significant improvements to public transport, cycling, walking facilities
	transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC313a		

Consultation Reference numbers: H6 (I&O 2013 part 2)
Site name/address: Land north of Babraham Road, Sawston

Мар:



Site description: Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.64 ha.

Potential residential capacity: 110 dwellings (40 dph)

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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIII ICI AIS	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	1.000.100.	
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.
	receptor or	
	generator	
	(including	
	compatibility with neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site is adjacent to an old railway line
		which 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	5
	of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source
	environment:	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
BIODIVERSITY		impact on groundwater.
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
3. 	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as

	T. = 4 = -		and an angular No. on an antiquible insurante
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
2.000.0	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		network links.
			Minor positive impost as there are some
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
			any protected frees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		AMPER NI CONTROL
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE T	TOWNSCAPE AND C	III TIIDAI LII	
	Will it maintain and	OLI ONAL III	GREEN = No impact (generally compatible,
Landscape			
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site has the potential to

Townscape			
Townscape		have a positive impact upo	•
Townscape		setting of Sawston provided	•
Townscape		makes a generous provisio	
Townscape	1A/11114 1 1 1	ensure a soft green edge to	
1	Will it maintain and	GREEN = No impact (gene	-
	enhance the	or capable of being made of	•
	diversity and	local townscape character,	or provide minor
	distinctiveness of	improvements)	
	townscape	Nigotaal Same at American live	Ch. I
	character, including	Neutral impact (generally c	•
	through	capable of being made con	•
	appropriate design and scale of	townscape character). Ass	-
		neutral impact include that	
	development?	design and mitigation meas achieved through the devel	
		Adjoins industrial estate to	
Green Belt	What effect would	AMBER = negative impact	
Oreen beit	the development of	purposes	on Oreenbeit
	this site have on	purposes	
	Green Belt		
	purposes?		
Heritage	Will it protect or	GREEN = Site does not co	ntain or adioin
	enhance sites,	such buildings, sites or fea	-
	features or areas of	is no impact to the setting	
	historical,	Neutral impact (existing fea	tures retained.
	archaeological, or	or appropriate mitigation po	
	cultural interest		,
	(including	Archaeological potential wi	Il require further
	conservation	information but the assump	
	areas, listed	impact is that it is likely app	ropriate
	buildings,	mitigation can be achieved	through the
	registered parks	development process.	
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHAI			
Renewables	Will it support the	AMBER = Standard require	ements for
		renewables would apply.	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / kg	ow risk
		Flood Zono 1 and no drains	ago igougo that
			•
		cannot be appropriately ad	uresseu
LIIMAN UEAT	TH AND WELL BEING	GREEN = Assumes minim	
	H AND WELL BEING Will it increase the		ım on-site
HUMAN HEALT Open Space	Will it increase the		
	Will it increase the quantity and quality	provision to adopted plan s	
	Will it increase the quantity and quality of publically		
	Will it increase the quantity and quality of publically accessible open	provision to adopted plan s provided onsite	tandards is
	Will it increase the quantity and quality of publically	provision to adopted plan s provided onsite Neutral impact (existing feature)	tandards is
Open Space	Will it increase the quantity and quality of publically accessible open space?	provision to adopted plan s provided onsite Neutral impact (existing feat appropriate mitigation).	tandards is
Open Space Distance:	Will it increase the quantity and quality of publically accessible open space? How far is the	provision to adopted plan s provided onsite Neutral impact (existing feature)	tandards is
Open Space	Will it increase the quantity and quality of publically accessible open space?	provision to adopted plan s provided onsite Neutral impact (existing feat appropriate mitigation).	tandards is
Flood Risk	use of renewable energy resources? Is site at flood risk?	renewables would apply. GREEN = Flood Zone 1 / lo Flood Zone 1 and no draina cannot be appropriately ad	ow risk

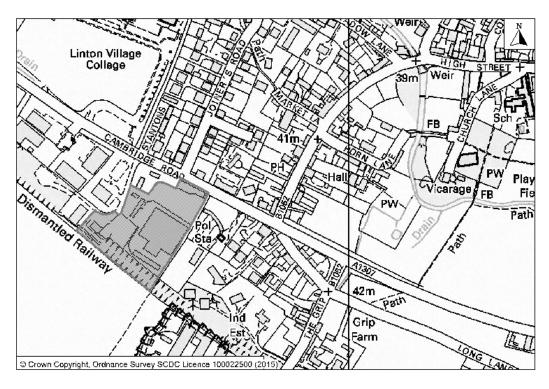
		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	AWBER = 400 000m
1 domaio	for children and	421m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER = No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of phon of plot provident.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	1
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,186m to Sawston, 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	R = >800m
Service	nearest health	
	centre or GP	1,768m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
1.6	11 0 110	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Company to different and the second to the s
	communities?	Separated from existing residential areas by
ECONOMY		business park
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribriuge)	-	Cambridge according to the Index of
	and employment deprivation	Multiple Deprivation 2010.
		ividitiple 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
Onopping	shopping	vitality and viability of existing centres.
	•	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lanu	in the loss of	is for employment development.
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	loval of invoctment	
I	level of investment	required, constraints capable of appropriate
	in key community	required, constraints capable of appropriate mitigation
	in key community	
	in key community services and infrastructure,	mitigation Minor Utilities Infrastructure improvements
	in key community services and infrastructure, including	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed.
	in key community services and infrastructure, including communications	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
	in key community services and infrastructure, including communications infrastructure and	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to
	in key community services and infrastructure, including communications	mitigation 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
	in key community services and infrastructure, including communications infrastructure and	mitigation 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
	in key community services and infrastructure, including communications infrastructure and	mitigation 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
	in key community services and infrastructure, including communications infrastructure and	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will
	in key community services and infrastructure, including communications infrastructure and	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely
	in key community services and infrastructure, including communications infrastructure and broadband?	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education	in key community services and infrastructure, including communications infrastructure and broadband?	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient,
Education Capacity	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	in key community services and infrastructure, including communications infrastructure and broadband?	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient,
	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient,
Capacity	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately addressed.
Capacity Distance:	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately
Capacity Distance: Primary	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m
Capacity Distance:	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 431m ACF from centre of site to Icknield
Distance: Primary School	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 431m ACF from centre of site to Icknield Primary School, Sawston.
Capacity Distance: Primary	in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution towards additional places will be required. School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 431m ACF from centre of site to Icknield

School	school?	1.4km ACF from centre of site to Sawston Village College.
TRANSPORT		- 9 9 -
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
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 12
Distance: bus stop / rail station		R = Within 1,000m (2) 619m to nearest bus stop ACF (Sawston, Babraham Road, Ashley Way)
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport		R = 41 to 50 minutes (2)
journey time to City Centre		41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for		A = 10 km to 15 km (3)
cycling to City Centre		13.5km ACF from centre of site to Cambridge
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 3,090m ACF from centre of the site to
Cianon	station?	Whittlesford 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

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC152			
Consultation Reference numbers: 29 (I&O 2012)			

Мар:



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

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

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

Current use(s): Employment and vacant land

Site name/address: Land east of Station Road.

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

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

Potential residential capacity: 36 dwellings (30 dph)

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

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

Water Will it protect and where possible enhance the quality of the water environment? Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of 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) 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve Mobility The majority of the site within Groundwater and water quality. The majority of the site within Groundwater source was invited by a Tree Preservation Order (TPO)? Wall it prove and the protect water quality. The majority of the site adjoining Station Ambile of the literation of mitigation and pollution control measures. Assumptions of a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation. Nine lime trees are listed along the western side of the site adjoining Station Road.			
Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Designated Sites Biodiversity Biodiversity Would development and locally designated interest, and geodiversity? (Including enhance and lep lep lep connection) to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree preservation or tree. Preservation of value out development brocess and protected by a Tree preservation or or recognised as containing protected species or local area will be developed as green protected species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Will it improve Conservation or recognised as containing protected species, or local area will be developed as green space. No or negligible impacts. AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be achieve thabitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? AMBER = Any adverse impact on protected trees capable of appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation on the site adjoining Station Road. Nine lime trees are listed along the western side of the site adjoining Station Road.			
Water Will it protect and where possible enhance the quality of the water environment? Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of 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) 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve Green Will it improve GREEN = No impact / Capable of felt water quality. The majority of the site within Groundwater. The mitigation on trule out development protects and protected by a Tree Preservation Order (TPO)? AMBER = No significant opportunities or			
where possible enhance the quality of the water environment? Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of 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) 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve Mill it improve Maber = No significant opportunities or			
enhance the quality of the water environment? Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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)? 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 Nine lime trees are listed along the western side of the site adjoining Station Road. Nine lime trees are listed along the western side of the site adjoining Station Road.	Water		
of the water environment? In the majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve Development unlikely to the site within Groundwater. Source Protection Zone 3 which does not rule out development but may influence along within Groundwater. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation. Nine lime trees are listed along the western side of the site adjoining Station Road. The majority development that appropriate integration will be achieved through the development process. AMBER = No significant opportunities or		•	mitigation
environment? The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of 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) 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve The majority of the site within developned and fuse of visual rule evel for lothed value on the use or require pollution control measures. Assumptions of a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. The majority develop along the submit political to require political connectivity between green infrastructure? AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve Source Protection and velevelopment impact are that appropriate standards and pollution control measures. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. The control of the site adjoining Station to poportunities or			
rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve Green Will it conserve and will intigate any impact and pollution control measures. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. Nine lime trees are listed along the western side of the site adjoining Station Road.		environment?	1
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Biodiversity Would development reduce habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. Nine lime trees are listed along the western side of the site adjoining Station topportunities or			
Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = No significant opportunities or			
BIODIVERSITY Designated Sites Protected species and protect sites designated or nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
BIODIVERSITY BIODIVERSITY Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it conserve protected species and help deliver habitat restoration (helping to achieve Biodiversity Adjacent protected by a Tree Preservation Order (TPO)? Green Will it mprove Green Will it improve Green Will it improve Green Will it improve Green 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. AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = Any adverse impact on protected trees capable of appropriate mitigation Stationary impact on existing features or network links but capable of appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation side of the site adjoining Station Road.			•
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = No significant opportunities or			
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it conserve protected species (Suds). GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve Assumptions on to contain, is not adjacent to designated of caption or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. TPO AMBER = No significant opportunities or			
Designated Sites Will it conserve protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
Designated Sites Will it conserve protected species and protect sites elesignated for nature conservation interest, and geodiversity? (Including International and locally designated sites) AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation will be achieved through the development protected species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Amber = Any adverse impact on protected trees capable of appropriate mitigation Amber = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. CTPO)? Amber = No significant opportunities or Amber = No significant opportunities Amber = No signi	BIODIVERSITY	,	Sustainable Diamage Systems (Suus).
Sites protected species and protect sites designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. Sites			GREEN = Does not contain is not adjacent
and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.	•		
designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.	555	1 -	
nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Green Green Green AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			·
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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			greeneparent et megngane amparen
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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
(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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation energative impact on existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.		-	
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)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? AMBER = No significant opportunities or		1 -	
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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = Any include along the western side of the site adjoining Station Road.		International and	
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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.		locally designated	
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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or		sites)	
reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or	Biodiversity		
fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. ASSUMPTION ASSUMPTIO		•	
enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. ASSUMPTION ASSUMPTION SET IN THE PROPRIES ASSUMPTION SET I			
native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. 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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.		_	mitigation
help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Amber = Any adverse impact on protected along the western side of the site adjoining Station Road.			
restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Amber = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Achieved through the development process. AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			
Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Biodiversity Action Plan targets, and Maintain Connectivity AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or			
Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road.			achieved through the development process.
maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or			
connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or			
between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = No significant opportunities or			
infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = No significant opportunities or			
TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or		_	
site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Site or immediately adjacent protected by a Tree Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or	TPO	,	AMBER = Any adverse impact on protected
adjacent protected by a Tree Preservation Order (TPO)? Green AMBER = No significant opportunities or	•		· · · · · · · · · · · · · · · · · · ·
by a Tree Preservation Order (TPO)? Nine lime trees are listed along the western side of the site adjoining Station Road. AMBER = No significant opportunities or		_	and the second of the second of the second
Preservation Order (TPO)? side of the site adjoining Station Road. Green Will it improve AMBER = No significant opportunities or			Nine lime trees are listed along the western
(TPO)? Green Will it improve AMBER = No significant opportunities or			
Green Will it improve AMBER = No significant opportunities or			, 5
	Green	` '	AMBER = No significant opportunities or
Intrastructure access to wildlife loss of existing green infrastructure capable	Infrastructure	access to wildlife	loss of existing green infrastructure capable
and green spaces, of appropriate mitigation		and green spaces,	of appropriate mitigation

	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	through delivery of		Navitad San ant Javinton for town a nation of
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Neutral impact (generally compatible, or
	landscape		capable of being made compatible with local
	character?		landscape character). Assumptions for a
	onaraotor i		neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of site could provide an
			opportunity for improved landscaping of site.
Townsoons	Will it maintain and		
Townscape	enhance the		AMBER = negative impact on townscape character, incapable of mitigation.
	diversity and		character, incapable of fillingation.
	1		Min on Nie weither have a children language
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Could provide opportunity to improve setting
	appropriate design		of adjoining listed building.
	and scale of		
_	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		important part of the setting of a Listed
	areas, listed		buildings adjoining the site. Archaeological
	buildings,		potential will require further information but
	registered parks		the assumption for a neutral impact is that it
	and gardens and		is likely appropriate mitigation can be
	scheduled		achieved through the development process.
	monuments)?		2 22 2 3 3 3 3 3 3 3 5 3 5 5 5 5 5 5 5 5
CLIMATE CHA			1
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		117
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	-:		

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

Integration with Existing Communities	How well would the development on the site integrate with existing communities?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A1307.
ECONOMY	1	controco by the busy mice.
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
	development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. There are currently a number of employment uses on the site - a large warehouse occupies a third of the site and is in use. Of the three further large buildings two are in use and one vacant.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The

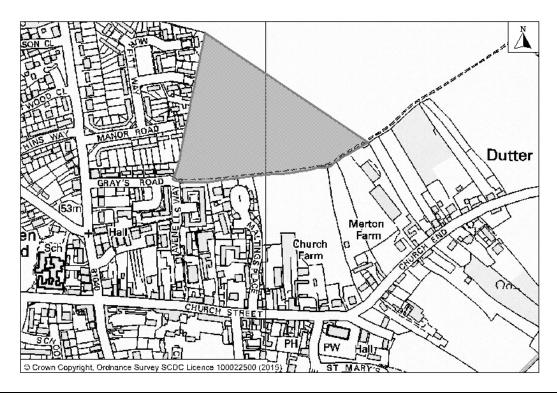
		sowage network is approaching consoity
Education	Is there sufficient	sewage network is approaching capacity.
Education		AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Cabaal aspesity not sufficient but significant
		School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. A = 400 - 800m
Primary		A = 400 - 600m
School	nearest primary school?	608m ACF from centre of site to Linton
3011001	301001:	Infants School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide riew)
Octiool	301001:	0.4km ACF from centre of site to Linton
		Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0.01.00.00	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, , ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		127m ACF from the centre of the site to the
<u> </u>		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport Public		A = 31 to 40 minutes (3)
transport		7 – 01 to 40 minutes (3)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		or minutes nom Emton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		C Gian to rotain (1)
Centre		8.23km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,277m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints

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

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC171			

Consultation Reference numbers: 32 (I&O 2012)
Site name/address: Land off Grays Road, Gamlingay

Мар:



Site description: Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.

Current use(s): Agriculture

Proposed use(s): Housing development for 130 dwellings

Site size (ha): South Cambridgeshire: 4.32 ha.

Potential residential capacity: 47 dwellings (30 dph net)

(reflects the reduced site area to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012)

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.
	best and most	Development would not affect best and

	versatile agricultural land?	most versatile agricultural land (Grades 1 and 2). Small part to south east corner grade 1.
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	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	•	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would	AMBER = Development would have a

_		
development reduce habitat fragmentation, enhance		negative impact on existing features or network links but capable of appropriate mitigation
native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
Are there trees on site or immediately adjacent protected		GREEN = Site does not contain or adjoin any protected trees TPO to south of the site on house gardens.
Preservation Order (TPO)?		garance
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		Neutral impact (existing features retained, or appropriate mitigation possible).
infrastructure?		Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
TOWNSCAPE AND C	ULTURAL HI	
Will it maintain and enhance the diversity and distinctiveness of landscape character?	OLI OKAL III	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development of a smaller site (the western section of the site) would have a Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) Development of the whole site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. However a smaller site (the western section) would leave the landscape setting viewed from the east essentially unchanged despite the intrusion into open countryside. When viewed from the north, it would however be unacceptable to continue the harsh exposed village edge by developing the whole site. Scope exists
	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?

Townscape	Will it maintain and		village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting. (Assessment updated to reflect the SHLAA, August 2013 assessment, no change to the score) GREEN = No impact (generally compatible,			
Townscape	enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor improvements)			
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.			
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes			
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting			
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop.			
CLIMATE CHA						
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply			
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.			
HUMAN HEAL	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 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.			

	T	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	641m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	424m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	718m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

			<u></u>	
	Kings Hedges?			
	Would allocation			
	result in			
	development in			
	deprived wards of			
Channing	Cambridge?		CDEEN No offeet or would compart the	
Shopping	Will it protect the		GREEN = No effect or would support the	
	shopping		vitality and viability of existing centres.	
	hierarchy,		Development would have no effect on	
	supporting the vitality and viability		Development would have no effect on vitality or viability of existing centres. The	
	of Cambridge,		indicator is likely to apply particularly to sites	
	town, district and		which include retail, offices, or leisure uses.	
	local centres?		Which include retail, offices, of leisure uses.	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main		NED FORM	
,	employment		7.6km ACF from centre of site to South	
	centre?		Cambridgeshire 008A (Cambourne	
			Business Park)	
Employment -	Would		G = No loss of employment land / allocation	
Land	development result		is for employment development.	
	in the loss of			
	employment land,			
	or deliver new			
	employment land?			
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be	
	level of investment		sufficient.	
	in key community		An inches	
	services and		Minor Utilities Infrastructure improvements	
	infrastructure,		required, but constraints can be addressed.	
	including communications		There is insufficient spare mains water capacity within the distribution zone to	
	infrastructure and		supply the number of proposed properties	
	broadband?		which could arise if all the SHLAA sites	
	broadbaria:		within the zone were to be developed. The	
			WWTW is operating close to capacity and	
			the sewerage network is at capacity and	
			both will require mitigation	
Education	Is there sufficient		GREEN= Non-residential development /	
Capacity	education		surplus school places.	
	capacity?			
			Insufficient spare school capacity but	
			potential for improvement to meet needs.	
Distance:	How far is the		A = 400 - 800m	
Primary	nearest primary			
School	school?		427m ACF from centre of site to Gamlingay	
Dieteras	How for in the		County First School.	
Distance:	How far is the		G = Within 1km (or site large enough to	
Secondary	nearest secondary		provide new)	
School	school?		O 6km ACE from control of cita to Combinessy	
			0.6km ACF from centre of site to Gamlingay Village College.	
TRANSPORT			village College.	
Cycle Routes What type of cycle RED = No cycling provision or a cycle lane				
Cycle Roules	I what type of cycle		TILD - NO Cycling provision of a cycle lane	

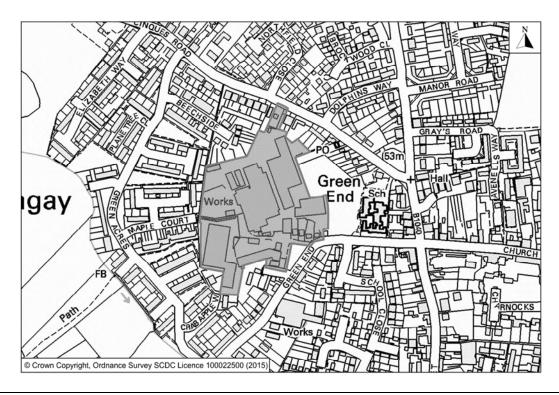
_	1	
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
I I QI I	_	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
(0000)	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		310m ACF from the centre of the site to the
Clation		nearest bus stop.
Frague and a of		·
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		3 ,
Distance for		G = 5km to 10km (4)
cycling to City		0 = 0km to 10km (+)
Centre		7.47km ACF from the centre of the site to
Centre		
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,316m ACF from centre of the site to
	station?	Sandy Station
Access	Will it provide safe	GREEN = No capacity / access constraints
7.00000	access to the	identified that cannot be fully mitigated.
		identified that carriet be fully filligated.
	highway network,	No separato espatosinte (des CC) e de est
	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
	or cycling facilities?	·
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
	ı	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC117	

Consultation Reference numbers: 33 (I&O 2012)

Site name/address: Green End Industrial Estate, Green End, Gamlingay

Мар:



Site description:

An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.

Current use(s): Industrial Estate.

Proposed use(s): Up to 140 dwellings with employment, community facilities and public open space

Site size (ha): South Cambridgeshire: 4.09 ha.

Potential residential capacity: 92 dwellings (30 dph)

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

Г	T	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
·	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (QIVI/ (near to an AQMA,	A14
	the M11 or the	7(14
	A14?	
Pollution	Are there potential	DARK GREEN = Would remove existing
Foliation	Odour, light noise	significant source of pollution.
	and vibration	significant source of politilon.
		This site has a history of point activities
	problems if the site	This site has a history of noisy activities related to industrial / commercial uses.
	is developed, as a	
	receptor or	Residential development would have a
	generator	positive impact and would result in
	(including	significant improvements in the local noise
	compatibility with	climate and the living environment of
	neighbouring	existing residential premises; Development
	uses)?	would remove existing use that creates
		nuisance, resulting in significant benefits.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination.
		Existing commercial / industrial use,
		requires assessment.
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	'	1 Castalliasio Brailiago Cystellis (Guas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
OILES	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.

	1		
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		····agaao····
	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		or appropriate margation.
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiastiucture:		that appropriate design and mitigation
			measures would be achieved through the
LANDSCADE		III TUDAL '''	development process.
	TOWNSCAPE AND C	ULIUKAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
i .			improvements).
	distinctiveness of	The second secon	i improvements).

Green Belt Heritage	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,		The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in this part of the village. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Minor positive to Neutral impact on historic assets (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. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along streat
01 114 4 7 5 01 14			axis along street.
CLIMATE CHA			AMPED Other days are resident to the
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HIIMAN HEAL	TH AND WELL BEING	<u> </u>	carnot be appropriately addressed
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =4 00 - 800m 642m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact No effect on pitch or plot provision.

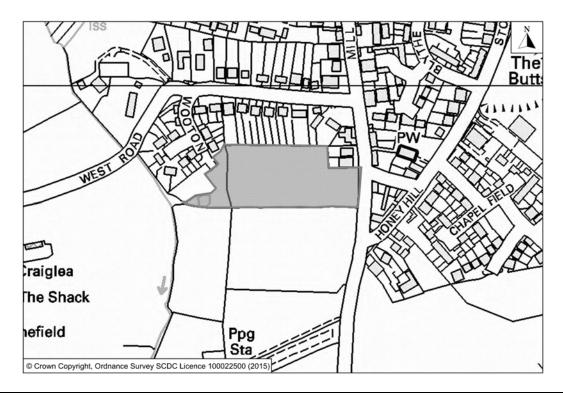
	T			
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		G = <400 m	
District or	from the nearest			
Local Centre	District or Local		284m ACF from the centre of the site to a	
	centre?		cross road location which illustrates a main	
			cluster of services and facilities within the	
			village.	
Distance: City	How far is the site		R =>800m	
Centre	from edge of		1 - 2000 m	
Ochile	defined Cambridge			
	City Centre?			
Distance: GP	How far is the		A = 400 - 800m	
Service	nearest health		A = 400 - 600111	
Service			CEOm ACE from control of site to Medical	
	centre or GP		650m ACF from centre of site to Medical	
	service?		Centre, Gamlingay.	
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
	of key local			
	services and		No facilities lost, and no new facilities	
	facilities including		proposed directly as a result of the	
	health, education		development.	
	and leisure (shops,			
	post offices, pubs			
	etc?)			
Community	Will it encourage		GREEN = Development would not lead to	
Facilities	and enable		the loss of any community facilities or	
	engagement in		replacement / appropriate mitigation	
	community		possible	
	activities?		·	
			No facilities lost, and no new facilities	
			proposed directly as a result of the	
			development.	
Integration	How well would the		GREEN = Good scope for integration with	
with Existing	development on		existing communities / of sufficient scale to	
Communities	the site integrate		create a new community.	
	with existing		S. Sale a non community.	
	communities?			
ECONOMY				
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%	
(Cambridge)	pockets of income		most deprived Super Output Areas within	
(Cambridge)	and employment		Cambridge according to the Index of	
	deprivation		Multiple Deprivation 2010.	
	particularly in			
	Abbey Ward and			
	Kings Hedges?			
	Would allocation			
	result in			
	development in			
	deprived wards of			
	Cambridge?			
Shopping				
Shopping	Will it protect the shopping		GREEN = No effect or would support the vitality and viability of existing centres.	

Interactivity supporting the vitality and viability of Cambridge, town, district and local centres?		latananalar -	
How far is the nearest main employment centre? RED = >3km		vitality and viability of Cambridge, town, district and	vitality or viability of existing centres. The indicator is likely to apply particularly to sites
Accessibility nearest main employment centre? Ransport	Employment -		RED = >3km
Employment centre? Employment - Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: How far is the nearest primary School? What type of cycle routes are accessible near to the site? What type of cycle routes Would nave no effect on employment development in land, allocation is for employment development and infrastructure likely to be sufficient. Gerein the distribution of employment land or premises. 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 WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. GREEN= Non-residential development / surplus school places. GREEN= Non-residential for improvements to meet needs. Adjoins Primary School. Potential exists for part of the site to be used to enable any necessary expansion of the school. G = <400m Onther Material Primary School Protein and the school Provide new) Onther Material Primary School Provide new) Onther M			
Employment - Land development result in the loss of employment land, or deliver new employment land? Development would have no effect on employment land?	,	employment	Cambridgeshire 008A (Cambourne
Land development result in the loss of employment land, or deliver new employment land, or deliver new employment land?	Employment	Mould	,
Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Primary Scho	• •	development result	
Utilities		or deliver new	
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Primary School Distance: Possible near st perimary School Distance: Secondary School? Distance: Primary School Distance: Primary	Litilities		CDEEN Evicting infractructure likely to be
Services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity Bistance: Primary School Distance: Primary School Repair Adjoins Primary School G = <400m G = <400m G = <400m County First School G = Within 1km (or site large enough to provide new) School? O.7km ACF from centre of site to Gamlingay 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.	Otilities	level of investment	
Primary School School School? School Distance: Secondary School School How far is the nearest secondary School School School School 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.	Capacity	services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	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. GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Adjoins Primary School. Potential exists for part of the site to be used to enable any necessary expansion of the school.
County First School. Distance: Secondary School School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? County First School. G = Within 1km (or site large enough to provide new) O.7km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	Primary	nearest primary	
Distance: Secondary School Sch			
O.7km ACF from centre of site to Gamlingay 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.	Secondary	nearest secondary	G = Within 1km (or site large enough to
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.			
routes are accessible near to the site? less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	TRANSPORT		
HQPT Is there High RED = Service does not meet the	ŕ	routes are accessible near to the site?	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
	HQPT	Is there High	RED = Service does not meet the

	Quality Public	
	Transport (at edge	requirements of a high quality public transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	7 WIDER = Georg To 14 Horn 4 Chiena Below
Score (SCDC)	been developed to	Total score of 14.
(0000)	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		218m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
		0 04 (00 ; (4)
		G = 21 to 30 minutes (4)
•		20 Minutes from Comlingov to St. Noots
•		30 Minutes from Gamingay to St. Neots.
		G = 5km to 10km (4)
		0 = 3km to Tokin (+)
		6.87km ACF from the centre of the site to
Contro		
Distance:	How far is the site	
Railway	from an existing or	
Station	proposed train	6,720m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
		AMBER = No impacts
Facilities		The Highway Authority will as a view as a
		· ·
	or cycling facilities?	ı ·
		•
		facilities.
Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway Station	station? Will it provide safe	G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots. G = 5km to 10km (4) 6.87km ACF from the centre of the site to Sandy Market. R = >800m 6,720m ACF from centre of the site to Sandy Station. GREEN = No capacity / access constrain identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. 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

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC093			
Consultation Reference numbers: 34 (I&O 2012)			

Site name/address: Land at Mill Road, Gamlingay **Map:**



Site description: A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.

Current use(s): Agriculture

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

Site size (ha): South Cambridgeshire: 1.18 ha.

Potential residential capacity: 24 dwellings (30 dph)

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

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

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

	1		Lat. 1.1. 1.1. 1.1. 1.1. 1.1. 1.1. 1.1. 1
	appropriate design		the Listed Building at 61 Mill Street aka 6
	and scale of		Honey Hill which looks to the south down
	development?		Mill Lane. Neutral impact (generally
			compatible, or capable of being made
			compatible with local townscape character).
			Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
Groon Box	the development of		impact on Green Belt purposes
	this site have on		impact on Green Ben parposes
	Green Belt		
	purposes?		
Llovitogo			AMPED Cita contains is adiscent to an
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation.
	archaeological, or		
	cultural interest		Neutral impact (existing features retained,
	(including		or appropriate mitigation possible).
	conservation		Archaeological potential will require further
	areas, listed		information but the assumption for a neutral
	buildings,		impact is that it is likely appropriate
	registered parks		mitigation can be achieved through the
	and gardens and		development process. A number of Grade II
	scheduled		Listed Buildings lie opposite on the eastern
	monuments)?		side of Mill Street. Adverse effects on
	,		settings of LBs along Mill Street and Honey
			Hill.
CLIMATE CHAI	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		renemation means apply:
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
I lood thon	flood risk?		SKEEK FROM LONG LY TOWN HOR
	nood non:		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HIIMAN HEALT	│ TH AND WELL BEING	<u> </u>	carriot be appropriately addressed
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Novited impost (suisting factures as the state
	space?		Neutral impact (existing features retained or
			appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.4km ACF from centre of the site to The
			Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		314m ACF from centre of the site to The
	teenagers?		Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact
	TATILITY DISTRICT TO		, widen - No impaol

- "	Tu	<u> </u>
Traveller	the	No offect on whole and let and the
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	439m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	0 = \ 1 00111
OCI VICE	centre or GP	242m ACF from centre of site to Medical
Marri Land	service?	Centre, Gamlingay.
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	oneding communities
Johnnando	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
	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,	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?	5-5
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	8.4km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Capacity	capacity?	Surplus solitori piaces.
	capacity:	Insufficient spare school capacity but
		potential for improvement to meet needs
		potential for improvement to meet needs
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	508m ACF from centre of site to Gamlingay
0011001	3011001.	County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide riew)
3011001	3011001 !	0.5km ACF from centre of site to Gamlingay
		Village College.
TRANSPORT		village College.
	What type of avala	PED - No eveling provision or a evel less
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	routes are	
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	1 4	facilities/school. Poor quality off road path.
		RED = Service does not meet the
HQPT	Is there High Quality Public	requirements of a high quality public

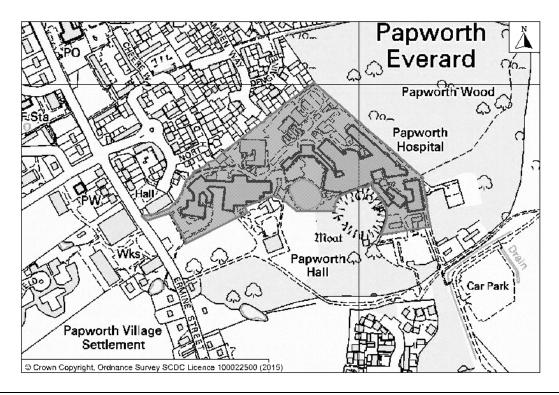
	Transport (at edge	transport (HQPT)
	of site)?	. ,
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		373m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		C 21 to 20 minutes (1)
Public		G = 21 to 30 minutes (4)
transport		30 Minutes from Gamlingay to St. Neots.
journey time to City Centre		30 Millutes from Garriingay to St. Neots.
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (4)
Centre		6.84km ACF from the centre of the site to
Contro		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,643m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	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): SC151	

Consultation Reference numbers: 45 (I&O 2012)

Site name/address: Papworth Hospital, Papworth Everard

Мар:



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

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

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

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

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

Potential residential capacity: 118 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole site is 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	

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

			A1 12 91 1 2 4
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		Minor negative impact on protected sites
	geodiversity?		and species. The site is adjacent to
	(Including		Papworth Wood SSSI.
	International and		·
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		
			network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		1117
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Records show that the site includes trees
	Preservation Order		protected by Tree Preservation Orders.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magation
	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		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
	GIATAGIGI :		capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process,
			including ensuring no harm to Papworth
			Wood that provides a significant eastern
			edge to the village, creating a substantial
			<u> </u>

	1	huffer ho	etween the village and the arable	
		fields.		
Townscape	Will it maintain and		REEN = Development would relate	
	enhance the		ownscape character and offer	
	diversity and	•	nt opportunities for townscape	
	distinctiveness of	enhance	ement.	
	townscape			
	character, including		int positive impact (development	
	through		late to local townscape character	
	appropriate design		r significant opportunities for	
	and scale of		ement) - redevelopment of this site low the unattractive modern	
	development?		s and extensions to be removed and	
			ngs of the listed buildings, buildings	
			architectural or historic interest and	
			ed monument to be enhanced.	
Green Belt	What effect would		= No impact or Minor positive	
	the development of		on Green Belt purposes	
	this site have on	, p. 1.51 C	1 - 1	
	Green Belt			
	purposes?			
Heritage	Will it protect or		REEN = Significant opportunities	
	enhance sites,	for enha	ncement.	
	features or areas of			
	historical,		int positive impact on heritage	
	archaeological, or		redevelopment of this site would	
	cultural interest		e settings of the listed buildings,	
	(including		s of local architectural or historic	
	conservation areas, listed	enhance	and scheduled monument to be	
	buildings,	ennance	cu.	
	registered parks			
	and gardens and			
	scheduled			
	monuments)?			
CLIMATE CHA				
Renewables	Will it support the		= Standard requirements for	
	use of renewable	renewab	les would apply.	
	energy resources?	<u> </u>		
Flood Risk	Is site at flood risk?	GREEN	= Flood Zone 1 / low risk	
		Flood Zo	one 1 and no drainage issues that	
			be appropriately addressed	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the	GREEN	= Assumes minimum on-site	
	quantity and quality	•	n to adopted plan standards is	
	of publically	provided	I onsite	
	accessible open			
	space?		mpact (existing features retained or	
D: 1	11 () (ate mitigation).	
Distance:	How far is the	GREEN	= <1km or onsite provision	
Outdoor Sport	nearest outdoor	O Clare A	OF from control of the city to	
Facilities	sports facilities?		CF from centre of the site to	
		Papwort	h Everard Recreation Ground.	

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

	T	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
g	shopping	vitality and viability of existing centres.
	hierarchy,	Trianty and videnity of exicting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	1	, , , , , , , , , , , , , , , , , , , ,
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	ODEEN 41 II (C.) (
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
		0.7km ACF from centre of site to South
		Cambridgeshire 008C (Papworth Hospital
		and village centre)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	(, , , , , , , , , , , , , , , , , , ,
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
	omproymont rand:	result of the loss of existing employment
		land. The loss of employment opportunities
		provided by the hospital would be
		compensated to some extent by the
		· · · · · · · · · · · · · · · · · · ·
1 14:11:41:0.0	Mill it incomes to the	proposed non-residential uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	Development of this site is likely to require
	communications	local and upstream reinforcement of the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare mains water capacity within the
		distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japacity	capacity?	constraints can be appropriately miligated
	σαρασιτή :	School capacity not sufficient, but significant
Diotomas	How for in the	issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m

Primary	noaroet primary	
School	nearest primary school?	770m ACE from control of site to Bondrogen
SCHOOL	SCHOOL?	779m ACF from centre of site to Pendragon
		Community Primary School, Papworth
		Everard.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.6km ACF from centre of site to
		Cambourne Village College.
TRANSPORT		Carriscarrie vinage Conego.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
00010 (0000)	consider access to	Total score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		259m ACF from the centre of the site to the
		nearest bus stop (1 service).
Frequency of		RR= Less than hourly service (0)
Public		, , , ,
Transport		2 hour service.
Public		GG = 20 minutes or less (6)
transport		20 = 20 minuted of 1000 (0)
journey time to		13 Minutes from Papworth Everard to St.
		Ives.
City Centre Distance for		11.001
		G = 5km to 10km (4)
cycling to City		0.70km ACE from the equation of the editor
Centre		8.70km ACF from the centre of the site to
		St. Ives. Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	9,347m ACF from centre of the site to St
	station?	Neots Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
		muyauon.
	where there is	Minor pagative effects incomplies of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the access
		link to the public highway is unsuitable to
1	1	serve the number of units that are being

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

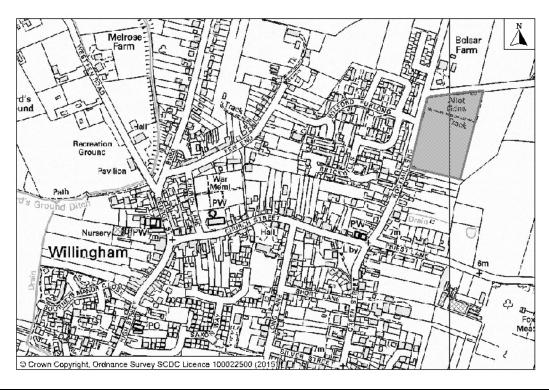
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC045	

Site reference number(s): 50045

Consultation Reference numbers: 46 (I&O 2012)

Site name/address: Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)

Map:



Site description: The site is located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham. Residential development lies to the south and west of the site. To the east lies a small cluster of Gypsy and Traveller pitches fronting onto Meadow Road and Belsar Farm lies immediately to the north. Further to the north and east is flat, open agricultural land. The site comprises part allotments, in the north western corner and part agricultural land. The site is bound on the southern and western sides by low hedgerow, with taller hedgerow along the northern boundary and along parts of the eastern boundary.

Current use(s): Agricultural and allotments

Proposed use(s): 136 dwellings

Site size (ha): South Cambridgeshire: 3.41 ha.

Potential residential capacity: 48 dwellings (30 dph)

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

Land	development lead	
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?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Millerais	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	A small part of the site within an area
	10301703:	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	1 222
	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 on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A amall part of the cita is in use for
		A small part of the site is in use for
		allotments 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
v v a l o l	where possible	mitigation
	enhance the quality	Imagadon
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	SHVII OHIHIOHE:	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	, I	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
_ 55.5.14.54	1	_ = = = =

Sites	protected energies		to designated for nature conservation or
Siles	protected species and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		greenspace. No or negligible impacts.
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		- Tillinganori
	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		acino roa anoagir ino ao roiopinoni processi
	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.
•	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Impost (Dovels
	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

	T	
		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.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The village has a very skeleton road
	appropriate design	framework formed from the historic
	and scale of	background of horticulture which has led to considerable linear development within the
	development?	village. Development of this site is
		incompatible with the linear street pattern
		characteristic of approach roads into
		Willingham.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of historical,	is no impact to the setting
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Conservation Area lies approximately 150m
	conservation	to the south west, containing several Grade
	areas, listed	II Listed Buildings. Archaeological potential
	buildings,	will require further information but the
	registered parks	assumption for a neutral impact is that it is
	and gardens and	likely appropriate mitigation can be
	scheduled	achieved through the development process.
CLIMATE CHAI	monuments)?	
Renewables	Will it support the	 AMBER = Standard requirements for
1/CHEWADIES	use of renewable	renewables would apply
	energy resources?	Tonowabios would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk.
. 1000 111011	.o one at hood holt:	5.12214 - 1 1000 20110 17 10W 11010.
		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	Noutral impact (avioting factures retained a
	space?	Neutral impact (existing features retained or
		appropriate mitigation).

Distance: Obutdoor Sport Facilities		T	I
Distance: Play How far is the nearest play space for children and teenagers? Willingham Recreation Ground.	Distance:	How far is the	GREEN = <1km or onsite provision
Willingham Recreation Ground.	-		
Distance: Play Facilities How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Traveller Distance: District or Local Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubse efc?) Community Facilities Integration with Existing Communities How well would the development. AMBER = 400 - 800m AMBER = No Impact No effect on pitch or plot provision. R = >800m R = >800m S30m ACF to the High Street - location chosen as representation of central point of these services and facilities. R = >800m R = >800m R = >800m A = 400 - 800m A = 400 - 8	Facilities	sports facilities?	0.9km ACF from centre of the site to
Facilities nearest play space for children and teenagers? 2733m ACF from centre of the site to land east of West Fen Road, Willingham AMBER = No Impact			Willingham Recreation Ground.
for children and teenagers? Taylor	Distance: Play	How far is the	AMBER = 400 - 800m
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and	Facilities	nearest play space	
Will it provide for the Traveller AMBER = No Impact No effect on pitch or plot provision.			733m ACF from centre of the site to land
Will it provide for the Traveller AMBER = No Impact		teenagers?	east of West Fen Road, Willingham
Traveller the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre	Gypsy &		
accommodation needs of Gypsies and Travelling Showpeople? Distance: District or Local Centre District or Local Centre Distance: City Centre? Distance: GP Service Experices and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities R = >800m A = 400 - 800m A = 400 - 80		-	,
needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: Quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Community Facilities Integration Will Evisting Communities Integration How well would the with Existing Communities Teconomy EECONOMY R = >800m A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation with evisting communities. AMBER = Adequate scope for integration with existing communities.	114101101	····•	No effect on pitch or plot provision
and Travellers and Travelling Showpeople? Distance: District or Local Centre Distance: City Centre Distance: GP Service A = 400 - 800m G51m ACF from centre of site to The Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. Distance: GP Service A = 400 - 800m G51m ACF from centre of site to The Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. Distance: City Will it improve quality and range of key local services and facilities for and centre of Site to The Surgery, Willingham Distance: GP Service AMBER = No impact on facilities (or satisfactory mitigation proposed). Or adistricts including health, education and leisure (shops, post offices, pubs etc?) Community Activities including health, education and leisure (shops, post offices, pubs etc?) Community Activities? Distance: City A = 400 - 800m A =			The effect of pict previous.
Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre District or Local Centre Distance: City Centre? Distance: GP Service A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham 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 Community Facilities Distance: City AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development on the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. AMBER = Adequate scope for integration with existing communities MBER = Adequate scope for integration with existing communities		7 .	
Distance: How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities Integration with Existing Communities Will residual and residual and residual accommunities R = >800m A = 400 - 800m A = 400 - 80m A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 400 - 80m A = 400 - 800m A = 400 - 800m A = 400 - 800m A = 400 - 80m A = 400 -			
Distance: District or District or Local Centre District or Local Centre: Distance: City Centre: Distance: City Centre: Distance: GP Service: Distance: GP Service: Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities: Community Facilities: Community Facilities: Distance: GP Service: How far is the site from edge of defined Cambridge City Centre? A = 400 - 800m A = 400		•	
District or Local Centre District or Local Centre District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Pracilities Mill it encourage and enable engagement in community activities? Distance: GP Service Will it encourage and enable engagement in community activities? Distance: GP Service How far is the site from edge of defined Cambridge City Centre? A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. 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. AMBER = Adequate scope for integration with existing communities? ECONOMY	Dictance:		D _ > 900m
Local Centre District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Integration with Existing Communities Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? A = 400 - 800m 651m ACF from centre of site to The Surgery, Willingham AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. How well would the development on the site integrate with existing communities? ECONOMY			N = >000111
centre? Distance: City Centre The water is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Distance: GP Service The water is the nearest health centre or GP service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration Will it encourage and enable engagement in community activities? Integration Will would the development on the site integrate with existing communities? Communities			930m ACE to the High Street Joseph
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities R = >800m A = 400 - 800m A = 400 - 800m ASSUMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. How well would the development on the site integrate with existing communities? ECONOMY	Local Certife		
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Key Local Facilities Community Facilities Community Facilities Integration with Existing Communities? Place A = 400 - 800m A = 400 - 800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development on the site integrate with existing communities? ECONOMY		centre?	
Centre from edge of defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities and enable engagement in community activities? Integration Will activities? FECONOMY A = 400 - 800m	Distance Oite	Harri famila (baralta	
defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities How well would the development on the site integrate with existing communities? A = 400 - 800m A = 400 - 80m A MBER = No impact on facilities (or satisfactory mitigation proposed directly as a result of the development. A = 400 - 800m A MBER = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation proposed in exity in the site integrate with existing communities A MBER = A dequate scope for integration with existing communities ECONOMY			R = >800m
Distance: GP Service How far is the nearest health centre or GP service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities Republic development in community activities? Community Integration with Existing Communities Communities City Centre? A = 400 - 800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. 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. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities ECONOMY	Centre		
Distance: GP Service How far is the nearest health centre or GP service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities Part How far is the nearest health centre or GP service and facilities including health, education and leisure (shops, post offices, pubsetc?) AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities? ECONOMY		_	
Service nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Rey Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Rey Local Will it improve quality and range of key local services and facilities lost, and no new facilities proposed directly as a result of the development. 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. AMBER = Adequate scope for integration with existing communities ECONOMY		City Centre?	
Service nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Rey Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Rey Local Will it improve quality and range of key local services and facilities lost, and no new facilities proposed directly as a result of the development. 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. AMBER = Adequate scope for integration with existing communities ECONOMY			
Centre or GP Service? Community Facilities Pacilities Pacilities Community activities? Communities Pacilities Pacilit			A = 400 - 800m
Service? Surgery, Willingham	Service		
Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Will t improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities ECONOMY			
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. 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. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no rew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible.		service?	Surgery, Willingham
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. 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. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no rew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible. No facilities lost, and no lew facilities or replacement / appropriate mitigation possible.		1A/:11 '4 '	ANADED N
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities How well would the with Existing Communities Communities Communities Or key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities ECONOMY	•		
Services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities and enable engagement in community activities? No facilities lost, and no new facilities or replacement / appropriate mitigation possible.	Facilities		satisfactory mitigation proposed).
facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Facilities Facilities Facilities GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities ECONOMY			
health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Mill it encourage and enable engagement 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. AMBER = Adequate scope for integration with existing communities ECONOMY			
and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Amble Representation with existing communities? Breen 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. AMBER = Adequate scope for integration with existing communities ECONOMY		_	
Dost offices, pubs etc? Community Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities With existing communities ECONOMY ECONOMY		•	development.
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY Will it encourage and enable 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. AMBER = Adequate scope for integration with existing communities AMBER = Adequate scope for integration with existing communities			
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Communities Will it encourage and enable engagement in community activities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Adequate scope for integration with existing communities ECONOMY			
Facilities and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? 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. AMBER = Adequate scope for integration with existing communities with existing communities ECONOMY	<u> </u>		
engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? ECONOMY replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities			
community activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration With Existing Communities How well would the development on the site integrate with existing communities? ECONOMY Possible. No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities	Facilities		
activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities Communities How well would the development on the site integrate with existing communities? ECONOMY No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities			· · · · · · · · · · · · · · · · · · ·
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? ECONOMY No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities		_	possible.
proposed directly as a result of the development. Integration with Existing Communities the site integrate with existing communities? ECONOMY proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities with existing communities?		activities?	
Integration with Existing Communities Communities Communities Communities development on the site integrate with existing communities? Communities? development. AMBER = Adequate scope for integration with existing communities with existing communities?			No facilities lost, and no new facilities
Integration with Existing Communities How well would the development on the site integrate with existing communities? AMBER = Adequate scope for integration with existing communities with existing communities ECONOMY			
with Existing Communities development on the site integrate with existing communities? ECONOMY with existing communities with existing communities			
Communities the site integrate with existing communities? ECONOMY	Integration	How well would the	AMBER = Adequate scope for integration
with existing communities? ECONOMY	with Existing	development on	with existing communities
with existing communities? ECONOMY	Communities	the site integrate	-
communities? ECONOMY		_	
		_	
Deprivation Does it address AMBER = Not within or adjacent to the 40%	ECONOMY		
	Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carrioriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in deprived wards of	
Channing	Cambridge?	CDEEN No effect or would curport the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidana anti-valdha an an affact an
	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?	252
Employment -	How far is the	RED = >3km
Accessibility	nearest main	0.41 4.05 (
	employment	8.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	14/	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.
1.1.111.1	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, the
	including	sewerage network is approaching capacity
	communications	and will require investigation and possibly
	infrastructure and	mitigation.
.	broadband?	ALIDED
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?	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		

0 1 0 1	1100	DED AL P. C. L.
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	7 WISETY - Good to 17 Holli 1 olikolia solow
Score (SCDC)	been developed to	Total score of 13.
Ocore (OCDC)	consider access to	Total Score of 15.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		, ,
station		579m ACF from the centre of the site to
		nearest bus stop (Citi 5).
Frequency of		R = Hourly service (2)
Public		1 - 1 10 dily 001 1100 (2)
Transport		Citi 5 has an hourly service.
Public		
		A = 31 to 40 minutes (3)
transport		Citi F. Dun comitos talvos 20 minutos fram
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	
Station	proposed train	10,666m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
, 100000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	minganon.
		Inoufficient composity or access constraints
	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	, 110 mpaolo
. dominos	safer for public	
	transport, walking	
	Luansport, walking	

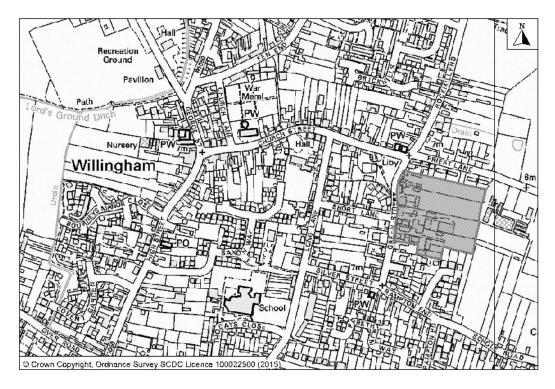
~ "	01/0	ے منا	faai	lities?
()[(:V(:		1200	mes c

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC204	

Consultation Reference numbers: 47 (I&O 2012)

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

Map:



Site description: The site lies to the east of Green Street on the eastern side of Willingham. The site lies partly within the village framework and partly outside, and therefore includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear. It is surrounded on three sides by further residential development, with agricultural land and buildings to the east.

Current use(s): Residential, business and scrub land.

Proposed use(s): 50-70 dwellings with potential for public open space

Site size (ha): South Cambridgeshire: 2.60 ha.

Potential residential capacity: 39 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	AMBER = Partially on PDL Approximately 1/3 of the site is previously developed land - the site includes a number 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	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
Williorais	sterilisation of	safeguarded area.
	economic mineral	Saloguardou droa.
	reserves?	
POLLUTION	100011001	
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
1 Gliddion	Odour, light noise	full mitigation
	and vibration	1
	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
Comammation	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
DIODIVED OLTV		Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated	1	 GPEEN - Doos not contain is not adjacent
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

Citoo	protocted on a size		to decignated for nature conservation and
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		
	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
i i i i dott dottal o	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate rinagation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiaotiaotais:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE	TOWNSCAPE AND C	III TIIDAI LI	
•	Will it maintain and	OLI ONAL HI	
Landscape			AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Import (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
Townscape	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	miligation measures possible.
	townscape	Significant Negative Impact (Development
	character, including	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
	dovolopinone:	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	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Significant Negative Impact (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
Í		achieved through the development process.

CLIMATE CHAI	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
	FILAND WELL DEING	cannot be appropriately addressed.
	TH AND WELL BEING	LODEEN A
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
	Space:	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	ONEER - CHAIN OF ORBITO PROVISION
Facilities	sports facilities?	0.8km ACF from centre of the site to
1 dominoo	oporto radintido:	Willingham Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	THISER = 100 COOM
. domino	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	
Dietones: CD	City Centre?	D . 900m
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).
i dominos	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?)	
	1 1	

Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i dominos	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	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
Communices	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
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?	Willoff Include Tetall, Offices, of Telsare ases.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NEB = 7 OKIII
710000010111119	employment	7.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	3311131	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

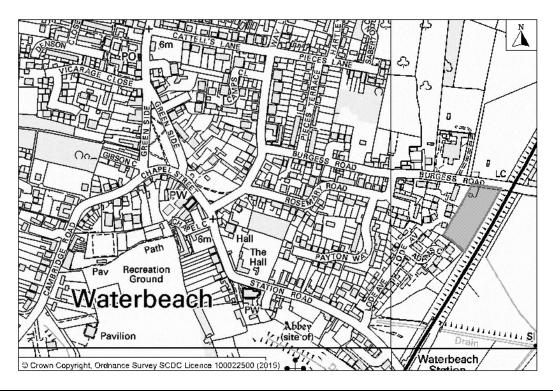
	information and	and Country to
	infrastructure and	mitigation.
	broadband?	11/17/17
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet 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
0011001	GONGON.	Primary School.
Distance:	How far is the	R = Greater than 3km
		N - Greater triair Skill
Secondary	nearest secondary	Follow ACE from control of cita to Consuccess
School	school?	5.3km 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
	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	, and a control of the control of th
Score (SCDC)	been developed to	Total score of 13.
00010 (0020)	consider access to	10101 00010 01 10.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance bus	four criteria below.	C \Mithig COOpp (4)
Distance: bus		G = Within 600m (4)
stop / rail		405 A OE (normal)
station		405m ACF from the centre of the site to
<u> </u>		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		State Colonia (1)
Centre		9.46km ACF from the centre of the site to
Jenne		St. Ives Market.
Distance	How for ic the cite	
Distance:	How far is the site	R = >800m

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 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.

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

Site name/address: Land off Lode Avenue, Waterbeach

Map:



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

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

Current use(s): Paddock

Proposed use(s): 10 dwellings

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

Potential residential capacity: 14 dwellings (30 dph)

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

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

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

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

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

Centre	from edge of defined Cambridge City Centre?	
Distance: GP Service	How far is the nearest health centre or GP service?	A = 400 - 800m 714m ACF from centre of site to Rosalind Franklin House
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
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	AMBER = 1-3km 3.0km ACF from centre of site to South

Centre? Cambridgeshire 007D (Marshalls - Newmarket Road) Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and Cambridgeshire 007D (Marshalls - Newmarket Road) G = No loss of employment land / all is for employment development GREEN = Existing infrastructure like sufficient.	ocation
Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Would development result is for employment development	
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community is for employment development is for employment development development is for employment development is for employment development development is for employment development development is for employment development development development is for employment development development development development is for employment development develo	
in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community GREEN = Existing infrastructure like sufficient.	v to be
employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community GREEN = Existing infrastructure like sufficient.	v to bo
or deliver new employment land? Utilities Will it improve the level of investment in key community GREEN = Existing infrastructure like sufficient.	to b o
Utilities Will it improve the level of investment in key community GREEN = Existing infrastructure like sufficient.	to bo
Utilities Will it improve the level of investment in key community GREEN = Existing infrastructure like sufficient.	to bo
level of investment in key community sufficient.	
in key community	y to be
services and Development can use existing capacity	
infrastructure, utilities infrastructure. However, ther	
including insufficient spare mains water capac	ty
communications within the distribution zone to supply	the
infrastructure and number of proposed properties whice	າ could
broadband? arise if all the SHLAA sites within the	
were to be developed. The sewerage)
network is approaching capacity and	
require investigation and possibly m	
Education Is there sufficient AMBER = School capacity not suffic	
Capacity education constraints can be appropriately miti	
	jaicu
capacity?	L
Insufficient spare school capacity bu	
potential for improvement to meet no	
Insufficient primary and secondary s	chool
capacity.	
Distance: How far is the A = 400 - 800m	
Primary nearest primary	
School school? 646m ACF from centre of site to	
Waterbeach Community Primary Sc	iool
	nool
Waterbeach Community Primary Sc	nool
Waterbeach Community Primary Sci Distance: How far is the R = Greater than 3km	
Distance: How far is the Secondary School School Waterbeach Community Primary School Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co	
Distance: How far is the Secondary nearest secondary Waterbeach Community Primary Science: R = Greater than 3km	
Distance: How far is the Secondary School School? Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co Village College. TRANSPORT	tenham
Distance: How far is the Secondary School School? TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cyc	tenham e lane
Distance: How far is the Secondary School School? TRANSPORT Cycle Routes What type of cycle routes are Waterbeach Community Primary School R = Greater than 3km School School? R = Greater than 3km 5.4km ACF from centre of site to Covillage College. RED = No cycling provision or a cycles than 1.5m width with medium volume are	tenham e lane lume of
Distance: Secondary School TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cycles than 1.5m width with medium voices are accessible near to	tenham e lane llume of
Distance: Secondary School TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cycles than 1.5m width with medium vot traffic. Having to cross a busy junction high cycle accident rate to access logical provision or a cycles than 1.5m width with medium vot traffic. Having to cross a busy junction high cycle accident rate to access logical primary School R = Greater than 3km Secondary School RED = No cycling provision or a cycles than 1.5m width with medium vot traffic. Having to cross a busy junction high cycle accident rate to access logical primary School R = Greater than 3km	tenham e lane lume of on with
Distance: Secondary School TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km Secondary School? Secondary School School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Waterbeach Community Primary School R = Greater than 3km Secondary School Representation and School Representation access to facilities/school. Poor quality off road	tenham e lane lume of on with
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Waterbeach Community Primary School R = Greater than 3km Street of Site to Convillage College. RED = No cycling provision or a cycle less than 1.5m width with medium votation the site? RED = No cycling provision or a cycle less than 1.5m width with medium votation the site? RED = No cycling provision or a cycle less than 1.5m width with medium votation the site? RED = Service does not meet the	tenham e lane lume of on with
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Waterbeach Community Primary School R = Greater than 3km Secondary School R = Greater than 3km Secondary School RED = No cycling provision or a cycle traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off road RED = Service does not meet the requirements of a high quality public	tenham e lane lume of on with
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge Waterbeach Community Primary School R = Greater than 3km S.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cycles than 1.5m width with medium votable traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off road requirements of a high quality public transport (HQPT)	tenham e lane lume of on with
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Waterbeach Community Primary School R = Greater than 3km S.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cycles than 1.5m width with medium votable traffic. Having to cross a busy junction high cycle accident rate to access log facilities/school. Poor quality off road transport (HQPT) RED = Service does not meet the requirements of a high quality public transport (HQPT)	e lane lume of on with cal path.
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Waterbeach Community Primary School R = Greater than 3km Standard Standard FED = No cycling provision or a cyclest than 1.5m width with medium votation to the site? Is there High Red = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Scoring AMBER = Score 10-14 from 4 criterians	e lane lume of on with cal path.
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Waterbeach Community Primary School R = Greater than 3km 5.4km ACF from centre of site to Co Village College. RED = No cycling provision or a cycles than 1.5m width with medium votor traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off road transport (at edge of site)? AMBER = Score 10-14 from 4 criteric mechanism has	e lane lume of on with cal path.
Distance: Secondary School School School TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km School School School School RED = No cycling provision or a cycles than 1.5m width with medium voor traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off roace the Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycles than 1.5m width with medium voor traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off roace the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criterion Total score of 14.	e lane lume of on with cal path.
Distance: Secondary School School TRANSPORT Cycle Routes HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Waterbeach Community Primary Scince R = Greater than 3km R = Greater than 3km School R = Greater than 3km School RED = No cycling provision or a cycles than 1.5m width with medium voto traffic. Having to cross a busy junction high cycle accident rate to access logifacilities/school. Poor quality off road transport (at edge of site)? AMBER = Score 10-14 from 4 criterion Total score of 14.	e lane lume of on with cal path.
Distance: Secondary School School School TRANSPORT Cycle Routes Waterbeach Community Primary School R = Greater than 3km School School School School RED = No cycling provision or a cycles than 1.5m width with medium voor traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off roace the Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycles than 1.5m width with medium voor traffic. Having to cross a busy junction high cycle accident rate to access logacilities/school. Poor quality off roace the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criterion Total score of 14.	e lane lume of on with cal path.
Distance: Secondary School School TRANSPORT Cycle Routes HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Waterbeach Community Primary Scince R = Greater than 3km R = Greater than 3km School R = Greater than 3km School RED = No cycling provision or a cycles than 1.5m width with medium voto traffic. Having to cross a busy junction high cycle accident rate to access logifacilities/school. Poor quality off road transport (at edge of site)? AMBER = Score 10-14 from 4 criterion Total score of 14.	e lane lume of on with cal path.
Distance: Secondary School School School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School What type of cycle routes are access to and quality of AMBER = Score 10-14 from 4 criteri Total score of 14.	e lane lume of on with cal path.
Distance: Secondary School School School TRANSPORT Cycle Routes HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School What ris the nearest secondary school? Red = Greater than 3km Red = Greater than 3	e lane lume of on with cal path.

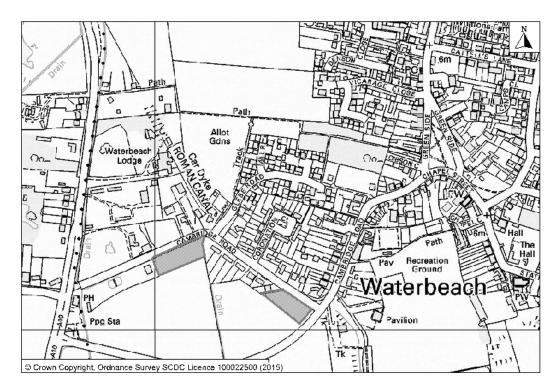
D		0 14":1: 000 (4)
Distance: bus		G = Within 600m (4)
stop / rail		
station		275m ACF from the centre of the site to the
		nearest bus stop (196 service).
		599m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		
Transport		196 service - less than hourly.
		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		196 service - 44 Minutes from Waterbeach
City Centre		to Cambridge.
		9 service - 25 Minutes from Waterbeach to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		8.56km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	G = <400m
Railway	from an existing or	0 = 1100111
Station	proposed train	306m ACF from centre of the site to
Otation	station?	Waterbeach Station
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7100033	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	minganon.
	available capacity?	Minor negative effects incapable of
	available capacity:	mitigation. Access constraints - The
		proposed site does not appear to have a
		direct link to the adopted public highway. The promoter makes reference to a ransom
		•
		strip to be negotiated by the developer. If
		this would provide the necessary connection
		of the site to the public highway then access
		at the closest point to the western boundary
		would be acceptable, subject to design. On
		the whole, the in-fill sites are less likely to
		present an unacceptable pressure on the
		A14 given the majority of travel demand will
		be focused on Cambridge and credible
		alternatives to car travel could be available.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
1		
	transport, walking or cycling facilities?	

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

Consultation Reference numbers: 52 (I&O 2012)

Site name/address: Land off Cambridge Road, Waterbeach

Мар:



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

Current use(s): Agricultural

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

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

Potential residential capacity: 8 dwellings (30 dph)

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

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

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

			performs Green Belt functions. It may be
			possible to mitigate the impacts of a smaller
			scale of development along the Cambridge
	1.000		Road frontage.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		The site is somewhat separated from the
	appropriate design		built up area of Waterbeach by strong
	and scale of		boundaries and does not relate well to the
	development?		built-up part of the village and clearly
			performs Green Belt functions. It may be
			possible to mitigate the impacts of a smaller
			scale of development along the Cambridge
	110		Road frontage.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		The site is included in the Green Belt in the
	purposes?		Submission Local Plan.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) - The
	conservation		tower of St John's Church provides a
	areas, listed		distinctive landmark within Waterbeach,
	buildings,		being visible from many viewpoints to the
	registered parks		east and south of the village. The site is
	and gardens and		located adjacent to the line of the Car Dyke
	scheduled		Roman canal. There is also evidence for
	monuments)?		Roman settlement and industry to the south,
			linked to the Car Dyke by a Droveway.
			Archaeological potential will require further
			information but the assumption for a neutral
			impact is that it is likely appropriate
			mitigation can be achieved through the
OLIMATE OLIM	NOE		development process.
CLIMATE CHA			AMPED OGALL :
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
EL 1511	energy resources?		ODEEN EL 13 4/1
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zono 4 and no duction as forces the
			Flood Zone 1 and no drainage issues that
111184 4 5 1 1 5 4 1 7		\	cannot be appropriately addressed
	TH AND WELL BEING		CDEEN Accumed weighter on the
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is

		•	
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
Distance:	How far is the		would apply. GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GREEN = < Ikili of offsite provision
Facilities	sports facilities?		0.4km ACF from centre of the site to
1 aciiiles	sports raciities:		Waterbeach Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		AWBER = 400 COOM
1 dominos	for children and		422m ACF from centre of the site to
	teenagers?		Waterbeach Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		<u>-</u>
	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		546m from the centre of the site to a point
	centre?		along Chapel Street. Services and facilities
D:			clustered around surrounding area
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		K = 2000III
0011100	centre or GP		1,158m ACF from centre of site to Rosalind
	service?		Franklin House
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	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 activities?		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		catoming communities
	o ooog.u.o		

Communities? Communities?		with aviating	
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? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Cambridge, town, district and local centres? Employment - Cambridge, town, district and local centres? Employment - Cambridge, town, district and local centres? Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Utilities Utilities Utilities Utilities Utilities Is there sufficient education capacity? Is there sufficient education capacity? Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity?		with existing	
Deprivation (Cambridge) Desit address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	FCONOMY	communities?	
(Cambridge) Deckets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping		Daga it address	ANDED Not within an edicacet to the 400/
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. Development would have no effect on vitality of Cambridge, town, district and local centres? How far is the nearest main employment centre? Employment - Accessibility Accessibility Employment - Accessibility Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment - Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Capacity Will it improve the education capacity? Is there sufficient education capacity? Is there sufficient education capacity? Will be the vitality and viability of existing centres. Development would have no effect on vitality of existing centres. Development would have no effect on vitality of existing centres. Development would have no effect on vitality of existing centres. Development would have no effect on vitality or viability of existing centres. Development centre of site to South cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land / allocation is for employment development in for employment development in the sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated lnsufficient primary and secondary school capacity.	Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	most deprived Super Output Areas within Cambridge according to the Index of
shopping hierarchy, supporting the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Which include retail, offices, or leisure uses. Employment - Accessibility How far is the nearest main employment centre? Employment - Centre? Employment - Centre? Would development result in the loss of employment land, or deliver new employment land? Utilities ARBER = Existing infrastructure likely to be sufficient. Utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity milligation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient primary and secondary school capacity.	Shopping		GREEN = No effect or would support the
Accessibility nearest main employment centre? Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Education Education Education Education Educatior Capacity Road Accessibility 13.3km ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) G = No loss of employment land / allocation is for employment can use existing capacity in utilities infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity? Is there sufficient education capacity? Insufficient spare school capacity mitigated Insufficient primary and secondary school capacity.	Shopping	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	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
Accessibility nearest main employment centre? Salkm ACF from centre of site to South Cambridgeshire 007D (Marshalls - North of Newmarket Road) Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Education Education Capacity Road Amber = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity mitigated Insufficient spare school capacity mitigated Insufficient spare school capacity mitigated Insufficient primary and secondary school capacity.	Employment -	How far is the	RED = >3km
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Land Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.	Accessibility	employment centre?	Cambridgeshire 007D (Marshalls - North of Newmarket Road)
in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient Capacity In the loss of employment land, or deliver new employment land? GREEN = Existing infrastructure likely to be sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.			
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Is there sufficient education capacity? Insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.	Land	in the loss of employment land, or deliver new employment land?	
Capacity education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.	Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	sufficient. Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will
Capacity education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.	Education	Is there sufficient	
Distance: How far is the R = >800m	Capacity	education capacity?	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.
	Distance:	How far is the	R = >800m

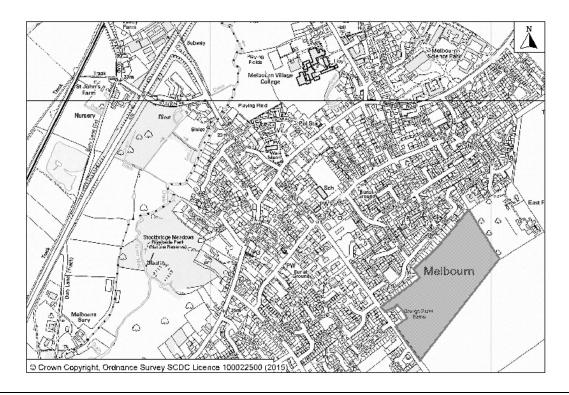
Duine our		
Primary	nearest primary school?	077m ACE from control of city to
School	SCHOOL?	877m ACF from centre of site to
D: /		Waterbeach Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.5km ACF from centre of site to Cottenham
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	100.00.00.00.00.00.00.00.00.00.00.00.00.	GG = Within 400m (6)
stop / rail		(5)
station		240m ACF from the centre of the site to the
		nearest bus stop (9 service).
Frequency of		R = Hourly service (2)
Public		(=)
Transport		9 service - Hourly service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		9 service - 25 Minutes from Waterbeach to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.81km ACF from the centre of the site to
3011110		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	1. – 2000III
Station	proposed train	921m ACF from centre of the site to
Julion	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
ACCESS	access to the	identified that cannot be fully mitigated.
	highway network,	lachtimed that carmot be fully fillingated.
	where there is	No capacity constraints identified safe
		No capacity constraints identified, safe
	available capacity?	access can be achieved. On the whole, the
		in-fill sites are less likely to present an
		unacceptable pressure on the A14 given the
		majority of travel demand will be focused on
		Cambridge and credible alternatives to car

		travel could be available.
Non-Car	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): SC320	

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

Мар:



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

Current use(s): Arable fields

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

Site size (ha): South Cambridgeshire: 26.02ha

Potential residential capacity: Around 200 dwellings (30 dph)

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

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
A ! !/ !	land?	AMPER MI I (I (I (I (I (I (I (I (I (
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2)
	versatile	
	agricultural land?	
Minerals	Will it avoid the	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
All Quality	development of the	impact.
	sites result in an	impact.
		Davalanment unlikely to import on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	lile Sile:	proposed development (potential to achieve
		1 1 1 1 1 1 1 1 1 1
		benefits subject to appropriate mitigation)
		Detendal content of the state of
		Potential contamination from agricultural
		use, 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
	1	development process, e.g. as part of
		i developinent process, e.g. as part of
		Sustainable Drainage Systems (Suds).

Designated	Will it conserve		CDEEN Door not contain in not adjacent
Designated Sites			GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	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		·····gae
	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		deflicated throught the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		000000000000000000000000000000000000000
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		s
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) to
	onaracier:		neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate

_	T	1	
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements). Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be
	development?		design and mitigation measures would be
Green Belt	What effect would the development of this site have on Green Belt purposes?		achieved through the development process. GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
CLIMATE CHAI	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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		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
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING		LODGEN A
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor

		opportunities for new public open space
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	Green trial of characteristics
Facilities	sports facilities?	1.3km ACF from centre of the site to
	'	Melbourn Recreation Ground.
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	OFF to AOF from courts of the city to love det
	for children and	355m ACF from centre of the site to land at
	teenagers?	Clear Crescent, Melbourn.
		Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest	702m of poorcot contro ACE (Malhourn
Local Centre	District or Local centre?	703m of nearest centre ACF (Melbourn, High Street)
Distance: City	How far is the site	R = >800m
Centre Centre	from edge of	K = 2000III
Commo	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	548m ACF from centre of site to Orchard
	service?	Surgery, Melbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No facilities lost, and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
ugradon	1 13 W WOULD LITE	This Err - Adoquate boope for integration

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

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

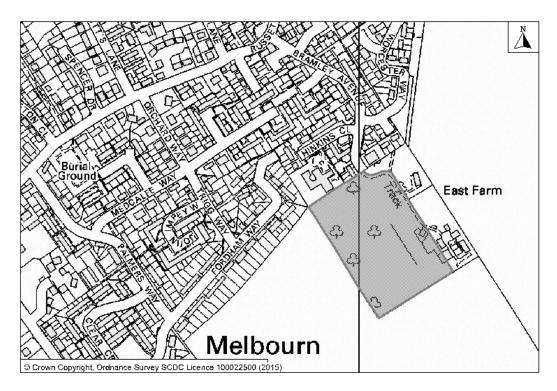
	more sustainable transport links both on and off site. Provision or contribution from
	this site would result in minor improvement
	to public transport, walking or cycling
	facilities.

Site Information	
Development Sequence	Minor Rural Centre
Cita vafavanaa numbav(a), CC17C	

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

Site name/address: East Farm, Melbourn

Map:



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

Current use(s): Derelict orchard

Proposed use(s): 60 dwellings

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

Potential residential capacity: 60 dwellings (30 dph net)

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

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

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

T	NACH it was in the inner and		ODEEN No import (managed) and a Chila
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
	dovolopinione:		achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
Oreen beit			impact on Green Belt purposes
	the development of		Impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	*		l · · ·
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
0	monuments)?		
CLIMATE CHAI		<u> </u>	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING		carrier so appropriately addressed
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Opace			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		[, , , , , , , , , , , , , , , , , , ,
	space?		Neutral impact (existing features retained or
			appropriate mitigation).
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.1km ACF from centre of the site to
_			Melbourn Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		7.1.1.5ET(= 100 000111
i aominos	for children and		423m ACF from centre of the site to land at
	teenagers? Will it provide for		Clear Crescent, Melbourn. AMBER = No Impact
Gypsy &			LANGER - NO IMPOSE

- "	Tu	<u> </u>
Traveller	the	No offect on whole and let and the
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: (Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	813m from the centre of the site to a point
	centre?	on High Street, Melbourn which represents
		the centre of a cluster of services and
Diotonos City	Llow for in the nite	facilities
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre?	A 400 000
Service	How far is the nearest health	A = 400 - 800m
Service		622m ACF from centre of site to Orchard
	centre or GP service?	
Vav. Lagal		Surgery, Melbourn.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
racilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops, post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 domaio	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	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
J5	shopping	vitality and viability of existing centres.
	hierarchy,	Thems, and training or ornoring control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Francis (magaint		RED = >3km
Employment -	How far is the	RED = >3KM
Accessibility	nearest main	40.00
	employment	12.6km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	. ,
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed
	including	required, but constraints can be addressed
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Capacity	capacity?	Carpiae content placed.
	capacity.	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. – 1 00 - 000m
School	school?	669m ACF from centre of site to Melbourn
301001	30110011	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
3011001	3011001!	0.9km ACF from centre of site to Melbourn
		Village College.
TRANSPORT		village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	What type of cycle routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	1 4 1 1 1	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	

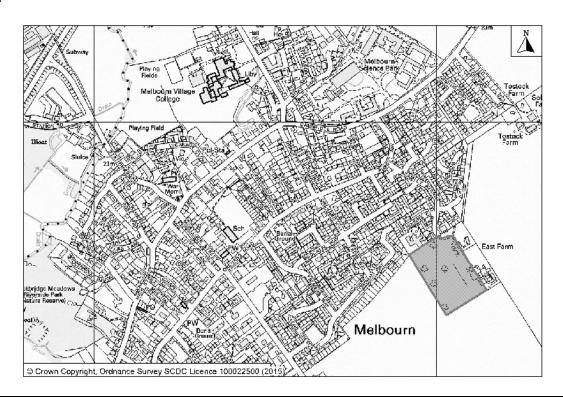
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CREEN COOLS TO TO HOM T SHIOMA SOLOW
Score (SCDC)	been developed to	Total score of 16.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		,
station		507m ACF from centre of the site to nearest
		bus stop to best service.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		9 Minutes from Melbourn to Royston.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.24km ACF centre of site to Saffron
		Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,612m ACF from centre of the site to
	station?	Meldreth Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	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): SC331	

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

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

Мар:



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

Current use(s): Derelict orchard

Proposed use(s): Residential development, 60 dwellings

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

Potential residential capacity: 60 dwellings (30 dph net)

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

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

	T /1 1 11		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, 7	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) to
			neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development would have an adverse effect
			on the landscape setting of Melbourn
			through the development of an enclosed
			orchard which adds to the rural setting of
			the village. The impact of this could be
			mitigated if the site is developed with site
	<u> </u>		1

			320 to create a straight village edge running between the new development on New Road and the south east corner of the orchard and a new soft green edge is created on the southern boundary of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting.
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	;	11 1
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:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.1km ACF from centre of the site to

	İ	Melbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	AIVIDEIX - 400 - 000III
i adiities	for children and	423m ACF from centre of the site to and at
	teenagers?	Clear Crescent, Melbourn.
Gypcy 8	Will it provide for	AMBER = No Impact
Gypsy & Traveller	the	ANIBER = NO Impact
Havellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	No effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance: District or	from the nearest	K = >000iii
Local Centre	District or Local	813m from nearest centre ACF (Melbourn,
Local Ochic	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Jenue	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7. – 100 000111
OCIVICC	centre or GP	622m ACF from centre of site to Orchard
	service?	Surgery, Melbourn
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	

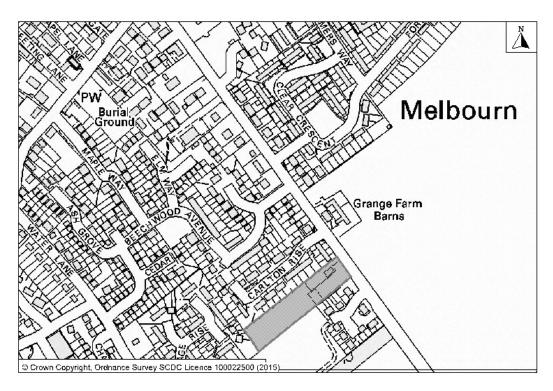
	1144 11 11 11	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W. C. C.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidana ant would be us no affect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	Willich include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED = 20KIII
71000331D1111y	employment	12.6km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Japaony	capacity?	
	oupdoity:	Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	669m ACF from centre of site to Melbourn
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Melbourn
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.

LIODT	La da ana 112 ala	DED Combon door of the
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		, ,
station		507m to nearest bus stop ACF (Melbourn,
		Russett Way)
Frequency of		R = Hourly service (2)
Public		(=)
Transport		hourly service (26 Service)
Public		GG = 20 minutes or less (6)
transport		33 - 20 minutos di 1885 (6)
journey time to		31 Minutes (Melbourn, Russett Way to
City Centre		Cambridge, Emmanuel Street)
City Certife		· · · · · · · · · · · · · · · · · · ·
		11 Minutes (Melbourn, Russett Way to
Distance for		Royston, Bus Station)
		G = 5km to 10km (4)
cycling to City		FOAlum ACE control of site to Dougton
Centre		5.24km ACF centre of site to Royston
D: /	11 (: () 2	Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.040 4.054
Station	proposed train	1,612m ACF from centre of the site to
_	station?	Meldreth Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
	1	

Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(a): CC225	

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

Мар:



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

Current use(s): Bungalow and garden.

Proposed use(s): Approximately 15 dwellings

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

Potential residential capacity: 14 dwellings (30 dph net)

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

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A O N A A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14?	CREEN - No adverse affects or capable of
i OllutiOH	Are there potential Odour, light noise	GREEN = No adverse effects or capable of full mitigation
	and vibration	Tuli Tilligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4000.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
\\ / = (= ··	the site?	ODEEN No import / Operable of full
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
	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
	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	
Diodiversity	sites)	AMPED Dovolonment would be a
Biodiversity	Would	AMBER = Development would have a
	development reduce habitat	negative impact on existing features or network links but capable of appropriate
	I roduce behitet	

	T -		r
	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
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		11 1 3
	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, 7	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		November 2 and a first transport of the second of the seco
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			The site is well screened from the south by hedgerows and woodland strips.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive

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

D: (0''	111 6 1 11 11	D 000
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
51	City Centre?	2 100
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	304m ACF from centre of site to Orchard
	service?	Surgery, Melbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		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	ĺ
	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,	The state of the s
	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	1125 - 20Mil
Accessibility	employment	13.2km ACF from centre of site to South
	Lombioximent	10.2MII AOI HOIH GEHRE OI SILE IO SOURI

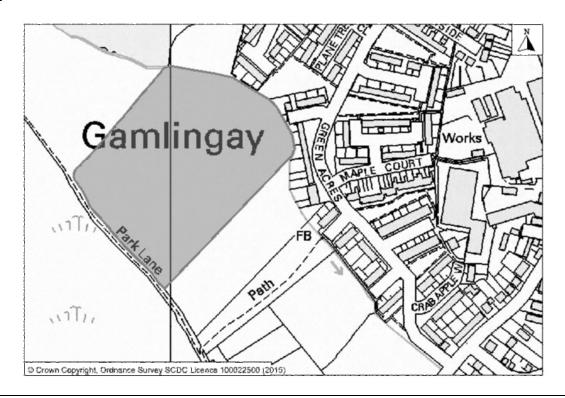
	1 . 0	0 1 1 1 0470 /0 1 1 0
	centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo for omployment dovolopment
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
		employment land of premises.
1 14:11:41:0.0	employment land?	CDEEN Eviating infractive clieby to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Davidana ant ann una suistina ann aitu in
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. The sewerage
	including	network is approaching capacity and will
	communications	require investigation and possibly mitigation.
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Sufficient surplus capacity available in all
		catchment schools.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	604m ACF from centre of site to Melbourn
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.0km ACF from centre of site to Melbourn
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (rigi i)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	10(4) 30010 01 10.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Dieteranalism	Tour Criteria below.	C Within COOm (4)
Distance: bus		G = Within 600m (4)
stop / rail		F77m ACE from control of the city to receive
station		577m ACF from centre of the site to nearest
		bus stop to best service (26 service).

Frequency of		R = Hourly service (2)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		9 Minutes from Melbourn to Royston.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.61km ACF centre of site to Saffron
		Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,649m ACF from centre of the site to
	station?	Meldreth Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	
	available capacity?	
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): SC168	
Consultation Reference numbers:	

Site name/address: Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)

Map:



Site description: Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.

Current use(s): Agriculture

Proposed use(s): Housing development for 120 dwellings

Site size (ha): South Cambridgeshire: 4.64 ha

Potential residential capacity: 104 dwellings (30 dph)

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

Minanala	VACID is accorded to a		ODEEN Cita is not within an allocated on		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or		
	sterilisation of		safeguarded area.		
	economic mineral				
DOLLUTION	reserves?				
POLLUTION	Mandalda		ODEEN. Minimal resimples to reduce d		
Air Quality	Would the		GREEN = Minimal, no impact, reduced		
	development of the		impact.		
	sites result in an adverse		Davelanment unlikely to impact an air		
	impact/worsening		Development unlikely to impact on air		
	of air quality?		quality. Site lies in an area where air quality acceptable.		
	or all quality?		acceptable.		
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or		
AQIVIA	near to an AQMA,		A14		
	the M11 or the		///T		
	A14?				
Pollution	Are there potential		GREEN = No adverse effects or capable of		
1 ollation	Odour, light noise		full mitigation.		
	and vibration		Tail Thiagadoth		
	problems if the site				
	is developed, as a				
	receptor or				
	generator				
	(including				
	compatibility with				
	neighbouring				
	uses)?				
Contamination	Is there possible		AMBER = Site partially within or adjacent to		
	contamination 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).		
			There is a small area of filled land just north		
			of this site. 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				

!
at
an
l be ess.
<i>-</i> 33.
n
<u> </u>
able
1010
d,
Э
ie
)
r
1).
-
elds,
ont
ent
ble,
th
inor

	1		<u> </u>
	townscape		Manufact Samuel Common II (2)
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		F
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
Tichtage	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		
	(including		Part within CA. Major adverse effect due to
	conservation		loss of historic farm buildings (Heritage
	areas, listed		Assets) identified as positive buildings in CA
	buildings,		Appraisal. Adverse effect on setting of CA
	registered parks		by obscuring views from footpaths and from
	and gardens and		N & NE of site. Major adverse effect on
	scheduled		settings of LBs along Church End including
	monuments)?		farmstead by obscuring views from
	,		footpaths and countryside to N and NE of
			site.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		,
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
	nood nok:		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HIIMAN HEALT	⊥ ГН AND WELL BEING	<u> </u>	carriot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Distant	space?		AMPED 4 Olive
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		<u></u>
Facilities	sports facilities?		1.1km ACF from centre of the site to The
			Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		995m ACF from centre of the site to The
	teenagers?		Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		1
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		c set on pitch of piot provident

	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	699m ACF from the centre of the site to a
Local Ochic	centre?	cross road location which illustrates a main
	Cerille:	
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	975m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	of key local	Satisfactory finingation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	separated by horr residential land uses
	communities?	Site is poorly related to the existing built-up
	communities:	. , ,
ECONOMY		area.
	Does it address	AMPED - Not within or adjacent to the 400/
Deprivation		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- iopping	This is protoot the	

	T	10 10 1 1 1 1 10 1 1 1 1 1 1 1 1 1 1 1
	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	8.4km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare 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
	broadbarid?	
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	629m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Gamlingay
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.01100100	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
	ווופ אונפ נ	<u> </u>
HODT	lo thora I ligh	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
ı	of site)?	

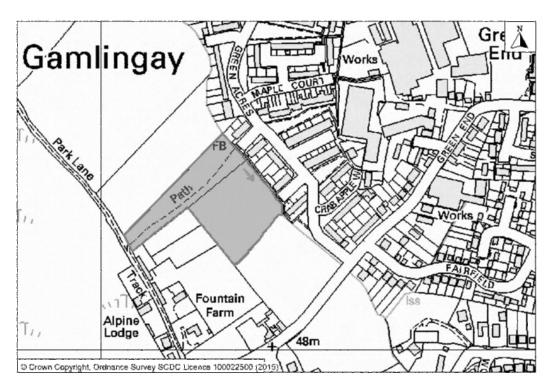
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	Total score of 14.
	determined by the four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6) 225m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre		G = 5km to 10km (4) 6.47km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,345m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access to the site is through a small gap onto Greenacres and it is uncertain that this access link to the public highway is suitable to serve the number of units that are being proposed. Insufficient capacity or access constraints that cannot be adequately mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts No impact to public transport, walking or cycling facilities

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC170	

Consultation Reference numbers:

Site name/address: Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)

Мар:



Site description: A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.

Current use(s): Agriculture

Proposed use(s): Housing development for 48 dwellings

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

Potential residential capacity: 38 dwellings (30 dph net)

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

	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION		•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
40144	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		
Dellution	A14?		CDEEN No advares effects or complete of
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration problems if the site		
	is developed, as a		
	receptor or		
	generator		
	(including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		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	<u> </u>		Oustainable Diamage Oystems (Ouds).
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		
	a.c.ga.c.a.		
	sites)		
Biodiversity	sites) Would		AMBER = Development would have a
Biodiversity	sites)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	1		I
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat		Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		, .
	by a Tree		
	Preservation Order		
Green	(TPO)? 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, or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the		AMBER = negative impact on landscape character, incapable of mitigation.
	diversity and		onaractor, modpable of magation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an adverse impact on the landscape setting of
			Gamlingay by reducing the transitional area
			of small fields, hedgerows and trees and by
			the introduction of a promontory of built
			development into the countryside. The
			upper floors of houses would be visible above retained hedgerows to the detriment
			of the rural character of the area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Impost (dovolanment
	distinctiveness of townscape		Minor Negative Impact (development conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation.
	through		Adverse effect on separation of hamlets of
	appropriate design		Dennis Green and Green End.
	and scale of		
	development?		

	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Lanest 11 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
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	
11. %	purposes?	ODEEN ON I
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,	Newtool in a set / seiglion for temperature
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including conservation	Archaeological potential will require further information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process. Adverse effect on
	and gardens and	setting and separation of LB 1 Dennis
	scheduled	Green (GdII) and its rural backdrop.
	monuments)?	Crosh (San) and its raid backgrop.
CLIMATE CHAI		1
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	ODEEN Assume as in income and all a
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	ONLEW = CIKIT OF OFFSILE PROVISION
Facilities	sports facilities?	0.9km ACF from centre of the site to The
1 dominoo	oporto raominos:	Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
-	for children and	804m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	10-1
Local Centre	District or Local	558m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
	Í	village.

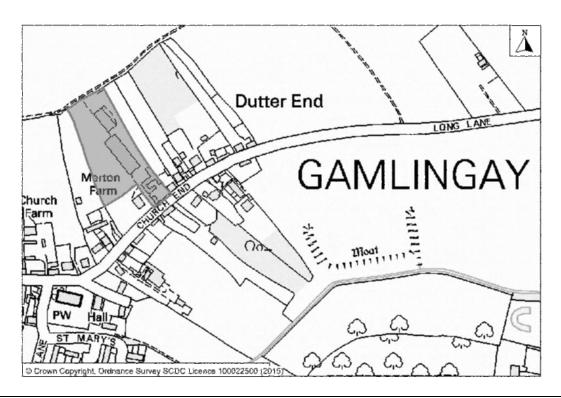
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: OD	City Centre?	A 400 000m
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health centre or GP	775m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitioo	of key local	battoration y mangation proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Nie feellige leef en de eest en 200e
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How well would the	development. 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
Communico	with existing	separated by non residential land does
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
-11.1.9	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 - Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, and broadband? Education Capacity G=No loss of employment land / allocation is for employment development. GREEN = Existing infrastructure likely to be sufficient sufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLA 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 GREEN = Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m Distance: How far is the nearest primary school? Distance: Primary School Distance: How far is the nearest primary school? School Distance: How far is the nearest primary school? County First School. G = Within 1km (or site large enough to provide new) O.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with hig		employment	8.4km ACF from centre of site to South
Employment - Land			
Employment - Land development result in the loss of employment land, or deliver new employment land?		Contro :	` ` `
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Will stere sufficient education capacity? Distance: Primary School? Distance: How far is the nearest secondary School? Distance: How far is the nearest secondary School? Distance: Non-residential development to meet needs. A = 400 - 800m A = 400	Employment -	Would	
in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Primary School Distance: Processed How far is the nearest primary School? Poscondary School? What type of cycle routes are accessible near to the site? What type of cycle routes are accessible near to the site? Sustainable Transport Score (SCDC) Will it improve the employment land? Willite improve the level of investment in key community services and infrastructure improvements required, but constraints can be addressed. There is insusfficient sinsufficient 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 GREEN = Existing infrastructure likely to be sufficient in key community in key community in key community in key community in key constructure improvements are baddressed. There is insufficient spare and baddressed. There within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the constructure improvements of a beverted approved by the number of proposed properties which could arise if all the SHLAA sites within the constructure insufficient sequirements of a beverted approved by the number of proposed properties which could arise if all the SHLAA sites which could arise insufficient search which could arise in sufficient searchi			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School D	Lanu		is for employment development.
Utilities Utilities			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation and both will require mitigation.			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and both will require mitigation GREEN Non-residential development / surplus school places. Education Is there sufficient education capacity? GREEN Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m			
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Is there secondary school? Secondary School Secondary Secondary School Secondary School	Litilities		GDEEN - Existing infrastructure likely to be
in key community services and infrastructure, including communications infrastructure, including communications infrastructure and broadband? Education Is there sufficient education capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity? Education Capacity within the zone were to be developed. The WWTW is operating close to capacity and both will require mitigation of the surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m Frimary School? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Education Capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWIT is supplied to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed to consider access to and quality of public transport, the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites 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 to consider access to and quality of public transport, the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be supply the number of proposed properties which could arise if all the SHLAA stes within the zone were to be developed to consider access to and quality of public transport,	Otilities		l
services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School? Distance: How far is the nearest primary School Distance: What type of cycle routes are accessible near to the site? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? EACH TEAPLY TRANSPORT Cycle Routes Suprily 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 both will require mitigation GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m 513m ACF from centre of site to Gamlingay County First School. G = Within 1km (or site large enough to provide new) School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Scoring mechanism has been developed to consider access to and quality of public transport,			Sumolent
infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity EDistance: How far is the Primary School Distance: How far is the nearest primary School TRANSPORT Cycle Routes TRANSPORT Cycle Routes Insufficient spare mains water capacity within the zone were to be developed. The www. The work is at capacity and the sewerage network is at capacity and both will require mitigation A = 400 - 800m Some of the within the modern of site to Gamlingay County First School. Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Sustainable Transport (at edge of site)? Sustainable Transport Score (SCDC) Some of the work is at capacity and the sewerage network is at capacity and the sewerage network is at capacity and the sewerage network is at capacity and both will require mitigation GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m Some of the will require mitigation A = 400 - 800m Some of the will require of site to Gamlingay County First School. G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Scoring mechanism has been developed to consider access to and quality of public transport,		-	Minor Utilities Infrastructure improvements
including communications infrastructure and broadband? Interest insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m Stance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest primary school? Secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality public transport (HQPT) Is there High Quality of public transport (HQPT) Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below mechanism has and quality of public transport,			•
communications infrastructure and broadband? capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation Education Capacity Education Capacity Is there sufficient education capacity? Distance: Primary School Distance: Primary School Distance: How far is the nearest primary school? Distance: Secondary School Distance: Primary School Distance: Primary School Distance: Secondary School Secondary School Distance: Secondary School Secondary School Secondary School Secondary School Secondary School AEED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) of site)? Scoring AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,		1	•
infrastructure and broadband? infrastructure and broadband? 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 GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below Total score of 14.			
broadband? which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation Education Capacity Education Capacity Is there sufficient education capacity? Distance: Primary School Distance: How far is the nearest primary school? Distance: Becondary School Distance: Primary School 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 acceess local facilities/school. Poor quality off road path. HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Transport Scoring Transport Scoring AMBER = Score 10-14 from 4 criteria below Total score of 14.			' '
within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation Education Capacity Bisthere sufficient education capacity? Distance: Primary School Distance: Primary School Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: Primary School Distance: How far is the nearest secondary school? Distance: Provide new What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) What type of cycle requirements of a high quality of public transport, A = 400 - 800m A = 400 - 80m A = 400			
Education Capacity Education Capacity County First School. Capacity County First School. Capacity County First School. Capacity County First School. Capacity Cou		Diodubalia:	
Education Capacity Is there sufficient education capacity? Bistance: Primary School Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school. Poor quality of froad path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport school. Distance: How far is the near to the site to Gamlingay village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			
Education Capacity Is there sufficient education capacity? Distance: Primary School Distance: How far is the nearest primary School Secondary School Distance: Primary School Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (Accessible provide) Scoring Sustainable Transport Score (SCDC) Scoring A both will require mitigation GREEN=Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. A = 400 - 800m 513m ACF from centre of site to Gamlingay County First School. G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) of site)? AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			,
Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Distance: Primary School Distance: Postance: Primary School Distance: Secondary Sc			
Capacity education capacity? linsufficient spare school capacity but potential for improvement to meet needs. Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, A = 400 - 800m A = 40	Education	Is there sufficient	
Capacity? Insufficient spare school capacity but potential for improvement to meet needs.			· ·
Distance: Primary School Distance: Primary School Distance: Primary School Distance: Pow far is the nearest primary School Distance: Secondary Secondary School Distance: Secondary School Distance: Secondary Seco	Capabily		Surplus serioer places.
Distance: How far is the nearest primary School school? Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school. Distance: How far is the nearest set of site to Gamlingay village College. TRANSPORT Cycle Routes What type of cycle routes are 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)? Sustainable Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, A = 400 - 800m A = 400 - 80m			Insufficient spare school capacity but
Distance: Primary School Distance: Primary School Distance: Boseondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HOPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sistance: How far is the nearest primary school? A = 400 - 800m Stan ACF from centre of site to Gamlingay County First School. G = Within 1km (or site large enough to provide new) School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			l · · · · · · · · · · · · · · · · · · ·
Primary School School School? School? School? Distance: Secondary School School How far is the nearest secondary School School O.9km ACF from centre of site to Gamlingay O.9km ACF from centre of site to Gamlingay Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Toutly First School. G = Within 1km (or site large enough to provide new) Self-Within 1km (or site large enough to provide new) RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	Distance:	How far is the	
School School? School? Distance: Secondary School Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? School? Standard Score (SCDC) School? How far is the near is the nearest secondary school? G = Within 1km (or site large enough to provide new) School. G = Within 1km (or site large enough to provide new) School? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Sustainable Transport Score (SCDC) Distance: How far is the nearest secondary school? G = Within 1km (or site large enough to provide new) O.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,	,		513m ACF from centre of site to Gamlingay
Distance: Secondary School How far is the nearest secondary school? O.9km ACF from centre of site to Gamlingay Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Box Mithin 1km (or site large enough to provide new) O.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			
Secondary School nearest secondary school? 0.9km ACF from centre of site to Gamlingay Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	Distance:	How far is the	
School School? O.9km ACF from centre of site to Gamlingay Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) School? O.9km ACF from centre of site to Gamlingay Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	Secondary	nearest secondary	,
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) Substainable Transport Score (SCDC) Substainable Transport Score (SCDC) Substainable Transport Score (SCDC) Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			,
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Substainable Score (SCDC) Substainable Transport Score (SCDC) Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			0.9km ACF from centre of site to Gamlingay
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Substainable Score (SCDC) RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Substainable Scoring mechanism has been developed to consider access to and quality of public transport, I less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of transport described access to and quality of public transport, RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	TRANSPORT		
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Substainable Scoring mechanism has been developed to consider access to and quality of public transport, I less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of transport described access to and quality of public transport, RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) The site? high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.			less than 1.5m width with medium volume of
the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) The site? high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.		accessible near to	traffic. Having to cross a busy junction with
HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.		the site?	
HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.			
Transport (at edge of site)? Sustainable Scoring Mechanism has been developed to consider access to and quality of public transport, Transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	HQPT	Is there High	
Sustainable Transport Score (SCDC) Score (SCDC) Of site)? AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.		Quality Public	requirements of a high quality public
of site)? Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.			
Transport score (SCDC) mechanism has been developed to consider access to and quality of public transport, Total score of 14.		of site)?	
Score (SCDC) been developed to consider access to and quality of public transport, Total score of 14.	Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
consider access to and quality of public transport,	Transport	mechanism has	
and quality of public transport,	Score (SCDC)	been developed to	Total score of 14.
public transport,		consider access to	
and cycling. Scores		public transport,	
		and cycling. Scores	
determined by the	1		

	four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		132m ACF from the centre of the site to the nearest bus stop (28 service).
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.54km ACF from the centre of the site to Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train station?	6,386m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
- acinaco	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): SC172	
Consultation Reference numbers:	

Мар:



Site description: The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.

Current use(s): Agricultural buildings and yard

Proposed use(s): Housing development for 36 dwellings

Site name/address: Land rear of Merton Farm, Gamlingay

Site size (ha): South Cambridgeshire: 1.24 ha.

Potential residential capacity: 25 dwellings (30 dph net)

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)	
	versatile			
	agricultural land?			

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.	
POLLUTION Air Quality	Would the		GREEN = Minimal, no impact, reduced	
	development of the sites result in an adverse impact/worsening of air quality?		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.	
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. Current land use appears to be of commercial/industrial and therefore would require investigation.	
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).	
BIODIVERSITY				
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.	

	(Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		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 distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or
Townsons	Will it posints in an i		capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. The site is located within an area of enclosed fields, and long back gardens along Church Street, Church End and Dutter End which form a soft green area of transition between the open arable fields to the north and the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape

	T	
	enhance the	character, incapable of mitigation.
	diversity and	Min on Nio mating large at falancia and
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including through	negative impacts incapable of mitigation). Development of this site would have an
	appropriate design	·
	and scale of	adverse impact upon the townscape of Gamlingay through the introduction of
	development?	backland residential development which
	development:	would be contrary to the character of this
		part of the village.
Green Belt	What effect would	GREEN = No impact or Minor positive
Groom Bon	the development of	impact on Green Belt purposes
	this site have on	mipaet en Green Ben parpesee
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	-
	(including	Part within CA. Major adverse effect due to
	conservation	loss of historic farmbuildings (Heritage
	areas, listed	Assets) identified as positive buildings in CA
	buildings,	Appraisal. Adverse effect on setting of CA
	registered parks	by obscuring views from footpaths and from
	and gardens and	N & NE of site. Major adverse effect on
	scheduled	settings of LBs along Church End including
	monuments)?	farmstead by obscuring views from
		footpaths and countryside to N and NE of
OLIMATE OLIA	NOF	site.
CLIMATE CHA Renewables		AMPED Ctandard requirements for
Reflewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Flood Risk	energy resources? Is site at flood risk?	GREEN = Flood Zone 1 / low risk
FIOOU KISK	is site at 11000 fisk?	GREEN = Flood Zone 1 / low lisk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	carrier be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	<u>'</u>
Facilities	sports facilities?	0.6km ACF from centre of the site to The
	•	Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	566m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.

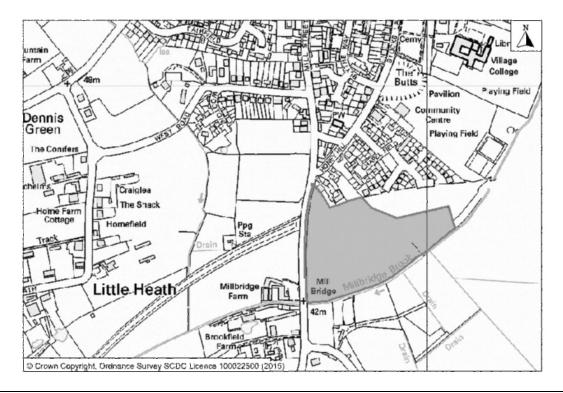
0	NACH Commendate Com	AMPED. No loos of
Gypsy & Traveller	Will it provide for	AMBER = No Impact
riavellei	the accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	512m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
Distance: City	How far is the site	village. R = >800m
Centre	from edge of	K = >000111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	654m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation 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 engagement in	the loss of any community facilities or replacement / appropriate mitigation
	community	possible.
	activities?	possible.
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on	existing communities / isolated and/or
Communities	the site integrate with existing	separated by non-residential land uses
	communities?	Site is poorly related to the existing built-up
		area, and would constitute backland
		development in an area characterised by
		linear development
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	<u> </u>	

	10/	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN. No offeet or would approve the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	Willoff Include Tetall, Offices, of Teledic decs.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	7 511111
1 100000	employment	7.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
11.00.1	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
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	lassifficient en oue celes el conscitu but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	557m ACF from centre of site to Gamlingay
Dist	11	County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary School	nearest secondary school?	provide new)
JUITOUT	301001:	0.4km ACF from centre of site to Gamlingay
		Village College.
	1	

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria. Total score of 12.
Distance: bus stop / rail station		G = Within 600m (4) 457m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.59km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,417m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC173	
Consultation Reference numbers:	

Мар:



Site description: Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.

Current use(s): Agriculture

Proposed use(s): Housing development for 131 dwellings

Site name/address: Land off Honey Hill, Gamlingay

Site size (ha): South Cambridgeshire: 4.51 ha.

Potential residential capacity: 101 dwellings (30 dph net)

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

Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
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	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring
	is developed, as a receptor or generator (including compatibility with neighbouring uses)?	uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) This site was previously a licensed landfill site. Potential for major benefits through remediation of significant contamination
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.

	T		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		Tinagaaoti.
	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.
LANDSCADE	TOWNSCAPE AND C	III TURAI LI	
Landscape	Will it maintain and	OLI ONAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
			mitigation measures possible.
	diversity and distinctiveness of		minganon measures possible.
			Cignificant Negative Impact (Development
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - Development of this site would
			have an adverse impact on the landscape
			setting of Gamlingay by bringing the village
			down from the ridge into open countryside
			so increasing its visibility from the south and
			by detracting from the landscape and
			townscape value of the Listed Building at 61
			Mill Street aka 6 Honey Hill which looks to
			the south down Mill Lane.
Townscape	Will it maintain and		RED = Significant negative impact on

	T	
	enhance the diversity and distinctiveness of	townscape character, no satisfactory mitigation measures possible.
Green Belt	townscape character, including through appropriate design and scale of development?	Development of this site would have an adverse impact on the landscape setting of Gamlingay by bringing the village down from the ridge into open countryside so increasing its visibility from the south and by detracting from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane. GREEN = No impact or Minor positive
	the development of this site have on Green Belt purposes?	impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation). Northern edge of site adjoins Conservation Area. Adverse effect as prominent on approach to CA and village and on meadow valley edge. Adverse effect due to loss of significant open countryside separating Mill Street village core from hamlet at Mill Hill. A Grade II Listed Building lies 50 metres to the north of the site on Mill Street/Honey Hill which is a distinctive landmark on the village edge, adverse effect due to loss of rural context and slope of land.
CLIMATE CHAI	NGE	iana.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk
		Part of site adjoining Millbridge Brook is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). Remainder of site in zones 1 and 2.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or

Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Appear of the marked play space for children and teenagers? Gypsy & Tiraveller Traveller Distance: Distance: One of the marked play space for children and teenagers? Gypsy & Tiraveller Traveller Distance: Distance: District or the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Traveller from the nearest District or Local Centre District or Local Centre Distance: City Centre? Distance: City Centre? Distance: City Centre Distance: GP Service Parvice Distance: QP Bervice? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsete?) Community Facilities Integration with Existing Communities How well would the development on the site integrate with existing communities? Distance: QP Site is poorly related to the existing built-up area. GREEN = <1km or onsite provision on a Mach aclitities? 0.3km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = No Impact A = 400 - 800m No effect on pitch or plot provision. AMBER = No Impact A = 400 - 800m Facilities within the village. A = 400 - 800m Facilities within the site to a cross road location which illustrates a main cluster of services and facilities within the village. R = >800m Gerear ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village. R = >800m Gerear ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village. R = >800m Facilities GREEN = <1km or onsite provision AMBER = No Impact A = 400 - 800m Facilities (shops, post offices pubse and facilities (or satisfactory mitigation proposed). A = 400 - 800m Facilities (shops, post offices, pubse and control the site to a cross road location of the site to a cross road location of the site to a cro			appropriate mitigation).
Outdoor Sport Facilities sports facilities? Distance: Play Facilities sports facilities? Distance: Play Facilities sports facilities? Gypsy & Traveller sports sport sports facilities facilities sports facilities sports facilities facilities sports facilities	Distance:	How far is the	GREEN - <1km or onsite provision
Facilities sports facilities? Distance: Play Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and			ONLER = CIKIT OF OFFSILE PROVISION
Butts Recreation Ground, Gamlingay.	-		0.3km ACF from centre of the site to The
Distance: Play Facilities A How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: District or Local centre? Distance: City Centre? Distance: City Centre Pacific or defined Cambridge City Centre? Distance: Or defined Cambridge City Centre? Distance: A How far is the site from edge of defined Cambridge City Centre? Distance: A How far is the site from edge of defined Cambridge City Centre? Distance: A How far is the site from edge of defined Cambridge City Centre? Distance: A How far is the nearest health centre or GP services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Distance Repaired Pacific P	1 dominos	oporto radintido.	
Facilities nearest play space for children and teenagers? Sysy & Will it provide for the accommodation needs of Gypsies and Traveller No effect on pitch or plot provision.	Distance: Play	How far is the	
for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Trave			ORELIV = 1400m or orisite provision
Gypsy & Traveller accommodation needs of Gypsies and Travellers an	1 dominos		355m ACF from centre of the site to The
Gypsy & Traveller the accommodation needs of Gypsies and Travellers and Travelers and Travelre and Travelre and Travelre and Travelre and Travelre and Travelre and Travelre and Travelre and Tra			
Traveller the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre Centre Distance: City Centre? Distance: GP Service Poservice? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities Integration with Existing Communities Tistance: A = 400 - 800m A = 400 - 800m A = 400 - 800m Facilities A = 400 - 800m Facilities A = 400 - 800m A = 400 - 800m Facilities of Service and facilities within the village. A = 800m Facilities A = 800m Facilities A = 800m Facilities (accommodation and leisure (shops, post offices, pubs etc?) Community Community activities? Facilities Integration with existing communities A = 400 - 800m A = 400 - 800m A = 400 - 800m Facilities of Service and facilities with in the village. A = 400 - 800m Facilities of Service and facilities within the village. A = 400 - 800m Facilities of Service and facilities within the village. A = 400 - 800m Facilities of Service and facilities within the village. A = 400 - 800m Facilities of Service and facilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities and coation and leistre of services and facilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities and pacilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities of Services and facilities of services and facilities of services and facilities within the village. A = 400 - 800m Facilities of Services and facilities within the village. A = 400 - 800m Facilities of Servic	Gynsy &		
accommodation needs of Gypsies and Travellers and Travelrers and T		-	7 Wibert - No Impaot
needs of Gypsies and Travelling Showpeople? Distance: District or Local Centre District or Local Centre District or Local Centre District or Local Centre: Distance: City Centre: Distance: City Centre: Distance: GP Service f services and facilities within the village. Distance: GP Service of services and facilities of site to Medical Centre, Gamlingay. No facilities lost, and no new facilities or replacement. Appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no	1141001	· -	No effect on pitch or plot provision
and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre Place of Local Centre Cen			The ender on phon or plot provident
Travelling Showpeople? Distance: District or Local Centre District or Local Centre District or Local Centre? Distrance: City Centre Distance: City Centre Distance: GP Service Distance: GP How far is the site from edge of defined Cambridge City Centre? Distance: GP Service A Service sand facilities within the village. R = >800m 276m ACF from centre of site to Medical Centre, Gamlingay. 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 activities? Distance: City Centre? A How far is the site of Services and facilities within the village. R = >800m 276m ACF from centre of site to Medical Centre, Gamlingay. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Distance: District or Local Centre District or Local Centre District or Local Centre District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: Grey Services and facilities within the village. R = >800m Service Distance: GP Service A Service A Service A MEER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses with existing communities? Site is poorly related to the existing built-up area.			
Distance: District or District or Local Centre District or Local Centre District or Local Centre District or Local Centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: Gity Gentle Distance: GP Service Distance: GP Service Distance: Gity Gentle Distance: GP Service Dist		_	
District or Local Centre District or Local Centre? District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: City Centre: Gendingay. Rey Local Service of GP Service AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. Distance: City Centre: Gendingay. Centre: Gamlingay. No facilities lost, and no new facilities proposed directly as a result of 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. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.	Distance:		A = 400 - 800m
Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: Give Services and facilities in the mearest health centre or GP Service AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. And Rep Service AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.			
Centre? Centre contre	Local Centre		686m ACF from the centre of the site to a
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and enable engagement in community activities? Integration Will well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.		centre?	
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Will recourage and enable engagement on the with Existing Communities How well would the development. Village. R = >800m R = >400m G = <400m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses with existing communities? Site is poorly related to the existing built-up area.			
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing Communities? Facilities City Centre (amount of decidence) How far is the site from edge of defined Cambridge City Centre (amount of decidence) Gallow (action and leisure (shops, post offices, pubsetce) Green ACF from centre of site to Medical Centre, Gamlingay. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development on the site integrate with existing communities? R = >800m R = >800m R = >800m R = >800m ACF from centre of site to Medical Centre, Gamlingay. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Centre from edge of defined Cambridge City Centre? Distance: GP Service	Distance: City	How far is the site	
Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities How well would the with Existing Communities Amber = No impact on facilities (or satisfactory mitigation proposed). Amber = No impact on facilities (or satisfactory mitigation proposed). Amber = No impact on facilities (or satisfactory mitigation proposed). Amber = No impact on facilities (or satisfactory mitigation proposed). Amber = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	•	from edge of	
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities Integration with Existing Communities City Centre? How far is the nearest health centre of GP services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities REEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Mo facilities and enable engagement in community activities? Integration with Existing Communities Well would the development on the site integrate with existing communities? Ge <400m 276m ACF from centre of site to Medical Centre, Gamlingay. AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities? Site is poorly related to the existing built-up area.			
Centre or GP Service? Centre, Gamlingay.	Distance: GP	How far is the	G = <400m
Service? Centre, Gamlingay.	Service	nearest health	
Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		centre or GP	276m ACF from centre of site to Medical
Facilities quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? satisfactory mitigation proposed). No facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities / separated by non-residential land uses Site is poorly related to the existing built-up area.			
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Well would the development on the site integrate with existing communities? Or key local services and facilities lost, and no new facilities or replacement / appropriate mitigation possible. RED = Limited scope for integration with existing communities / separated by non-residential land uses Site is poorly related to the existing built-up area.			•
Services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities or replacement / appropriate mitigation possible.	Facilities		satisfactory mitigation proposed).
facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Facilities including health, education and leisure (shops, post offices, pubs etc?) GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		-	
health, education and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.			· ·
and leisure (shops, post offices, pubs etc?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities And enable engagement in communities Breen = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities Post offices, pubs etc?) Will it encourage and enable engagement in community activities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		*	development.
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		· · · · · · · · · · · · · · · · · · ·	
Facilities and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. How well would the with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.	Community		CDEEN - Dovolopment would not load to
engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.		_	
community activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.	raciiilles		
activities? No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.			
No facilities lost, and no new facilities proposed directly as a result of the development. Integration with Existing development on the site integrate with existing communities? No facilities lost, and no new facilities proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.		,	ุ คดออเมเษ.
proposed directly as a result of the development. Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.		acuviuco:	No facilities lost, and no new facilities
Integration with Existing Communities How well would the development on the site integrate with existing communities? Site is poorly related to the existing built-up area.			
Integration with Existing development on the site integrate with existing communities? How well would the existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.			
with Existing Communities development on the site integrate with existing communities? existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.	Integration	How well would the	
Communities the site integrate with existing communities? separated by non-residential land uses Site is poorly related to the existing built-up area.			•
with existing communities? Site is poorly related to the existing built-up area.			
communities? Site is poorly related to the existing built-up area.		_	soparated by Herr residential land doos
area.			Site is poorly related to the existing built-up
	ECONOMY	•	

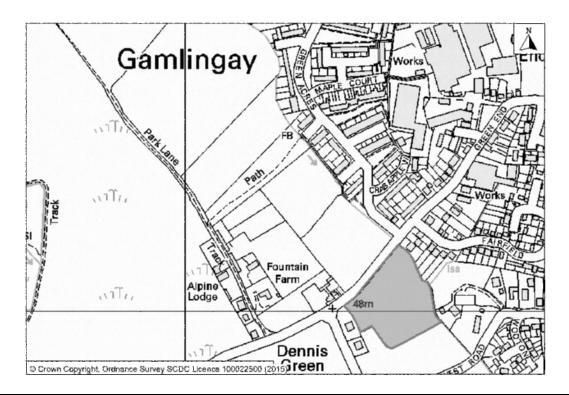
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Jannonago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	pio Dopiiration 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
<u> </u>	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	0.51 4.05 () () () ()
	employment	8.5km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
F , ,	10/	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Sumoioni.
	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
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
D: 4		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	775m AOE from 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
School	school?	775m ACF from centre of site to Gamlingay
Dieteras	How for in the	County First School.
Distance:	How far is the	G = Within 1km (or site large enough to

Secondary	nearest secondary	provide new)
School	school?	· ·
		0.5km ACF from centre of site to Gamlingay Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 11.
Distance: bus		A = Within 800m (3)
stop / rail station		693m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.96km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,734m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from

	this site would result in minor improvement
	to public transport, walking or cycling
	facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC174	
Consultation Reference numbers:	

Мар:



Site description: A field bounded by robust hedges on the south western edge of the village. Some scattered trees on the field boundary and on the field itself. Adjoins residential to the north east (the main part of the village), and also to the west where there are also a small number of cottages fronting onto West Road.

Current use(s): Grazing

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 1.52 ha.

Site name/address: Land off Green End, Gamlingay

Potential residential capacity: 31 dwellings (30 dph net)

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

agricultural land?		
Will it avoid the		GREEN = Site is not within an allocated or
sterilisation of		safeguarded area.
economic mineral		9
reserves?		
Would the		GREEN = Minimal, no impact, reduced
development of the		impact.
sites result in an		
adverse		Development unlikely to impact on air
		quality. Site lies in an area where air quality
		acceptable.
		GREEN = >1,000m of an AQMA, M11, or
•		A14
-		GREEN = No adverse effects or capable of
		full mitigation
•		
•		
-		
<u> </u>		
`		
		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)
		This site was previously a licensed landfill
		site. Potential for major benefits through
		remediation of significant contamination
		GREEN = No impact / Capable of full
•		mitigation
		Accumptions for a partial increast and that
		Assumptions for a neutral impact are that
environiment?		appropriate standards and pollution control measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
		Castalliable Dialilage Cystellis (Gads).
Will it conserve		GREEN = Does not contain, is not adjacent
		to designated for nature conservation or
•		recognised as containing protected species,
F. 51551 51156		or local area will be developed as
designated for		
designated for nature		·
•		greenspace. No or negligible impacts.
nature conservation		·
nature		·
	sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment?	Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment?

		ı	
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		miligation.
			Assumentions for a noutral imposet 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
0	site or immediately		any protected trees
	adjacent protected		any protoctou troop
	by a Tree		
	Preservation Order		
Cusan	(TPO)?		AMPED. No significant apparturation or
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		onaractor, meapable of malgation
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
	Cilaiaciei !		
			Development of this site would have an
			adverse impact on the landscape setting by
			reducing the transitional area of small fields,
			hedgerows and trees and by the creation of
			a promontory of built development into the
			countryside. The upper floors of houses
			would be visible above retained hedgerows
			to the detriment of the rural character of the
			area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
<u> </u>			

			l
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Development of this site would have an
	appropriate design		adverse impact on the townscape by the
	and scale of		loss of separation between the hamlets of
	development?		Dennis Green and Green End.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		Impact on Green Bon parposes
	Green Belt		
	purposes?		
Haritaga	• •		DED. Cita contains is adiscent to ar
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation).
	areas, listed		Adjoining cottage at 1 Dennis Green Listed
	buildings,		Grade II. Adverse effect due to loss of
	registered parks		significant open countryside and separation
	and gardens and		between hamlet of Dennis Green from
	scheduled		Green End. Major adverse effect on setting,
	monuments)?		with loss of rural context and green
			backdrop. Loss of former village green
01 114477			(Dennis Green).
CLIMATE CHAI		ı	LAMBER OF THE STATE OF THE STAT
Renewables	Will it support the		AMBER = Standard requirements for
Kenewables	use of renewable		AMBER = Standard requirements for renewables would apply
	use of renewable energy resources?		renewables would apply
Renewables Flood Risk	use of renewable		•
	use of renewable energy resources?		renewables would apply
	use of renewable energy resources?		renewables would apply GREEN = Flood Zone 1 / low risk
	use of renewable energy resources?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
Flood Risk	use of renewable energy resources? Is site at flood risk?		renewables would apply GREEN = Flood Zone 1 / low risk
Flood Risk HUMAN HEAL	use of renewable energy resources? Is site at flood risk?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
Flood Risk	use of renewable energy resources? Is site at flood risk? TH AND WELL BEING Will it increase the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site
Flood Risk HUMAN HEAL	use of renewable energy resources? Is site at flood risk? TH AND WELL BEING Will it increase the quantity and quality		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is
Flood Risk HUMAN HEAL	use of renewable energy resources? Is site at flood risk? H AND WELL BEING Will it increase the quantity and quality of publically		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site
Flood Risk HUMAN HEAL	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		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is
Flood Risk HUMAN HEALT Open Space	use of renewable energy resources? Is site at flood risk? TH AND WELL BEING Will it increase the quantity and quality of publically accessible open space?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Flood Risk HUMAN HEALT Open Space Distance:	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 space? How far is the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport	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 space? How far is the nearest outdoor		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision
Flood Risk HUMAN HEALT Open Space Distance:	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 space? How far is the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport	use of renewable energy resources? Is site at flood risk? TH AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport	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 space? How far is the nearest outdoor		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities	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 space? How far is the nearest outdoor sports facilities? How far is the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play	use of renewable energy resources? Is site at flood risk? TH AND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play	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 space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities	use of renewable energy resources? Is site at flood risk? Is site at flood risk? Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers?		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities Gypsy &	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 space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities	use of renewable energy resources? Is site at flood risk? HAND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = No Impact
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities Gypsy &	use of renewable energy resources? Is site at flood risk? HAND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Flood Risk HUMAN HEALT Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities Gypsy &	use of renewable energy resources? Is site at flood risk? HAND WELL BEING Will it increase the quantity and quality of publically accessible open space? How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the		renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay. AMBER = No Impact

	T —	
	Travelling	
D: 4	Showpeople?	4 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	4== 40=4 d d d d d d d
Local Centre	District or Local	477m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
D:		village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A 400 000m
Service		A = 400 - 800m
Service	nearest health	FF1m ACE from control of site to Madical
	centre or GP service?	551m ACF from centre of site to Medical
Kov Local		Centre, Gamlingay. AMBER = No impact on facilities (or
Key Local Facilities	Will it improve quality and range	satisfactory mitigation proposed).
i aciiilies	of key local	sansiaciony minganom proposeu).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing communities?	Cita is poorly related to the existing built up
	communities?	Site is poorly related to the existing built-up area.
ECONOMY		alea.
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

	Τ	
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	8.5km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	482m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.7km ACF from centre of site to Gamlingay
		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)
l .		/

	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		155m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		0.001 4.05 (
Centre		6.62km ACF from the centre of the site to
Distance	Hamie the site	Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	C 110 m ACE from control of the cita to
Station	proposed train station?	6,440m ACF from centre of the site to
Access	Will it provide safe	Sandy Station. GREEN = No capacity / access constraints
Access	access to the	identified that cannot be fully mitigated
	highway network,	identified that carriot be fully fillityated
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	ANDER - NO IMPACIS
1 dollings	safer for public	
	transport, walking	
	or cycling facilities?	
	Tor cycling racindes?	

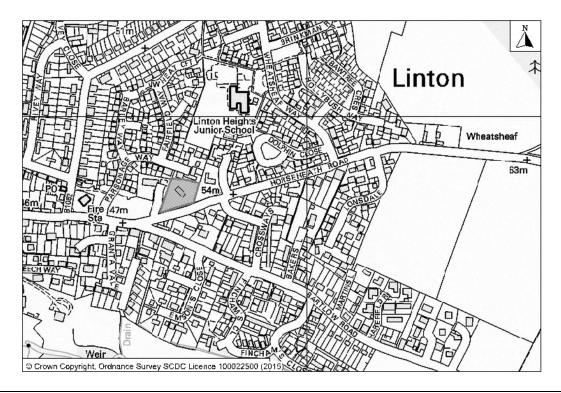
Site Information

Development Sequence
Site reference number(s): SC015

Consultation Reference numbers:

Мар:

Site name/address: 1 Horseheath Road, Linton



Site description: The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.

The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.

The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.

The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.

Current use(s): House and Garden

Proposed use(s): 10-11 houses and flats with associated play area

Site size (ha): South Cambridgeshire: 0.28 ha.

Potential residential capacity: 6 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	<u> </u>	
	development make	
	use of previously	
	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?	ODEEN OF COMMENT
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	Tage 110	Longery with the second
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
A	Is the site within or	CDEEN 1 000m of an AOMA M44 or
AQMA		GREEN = >1,000m of an AQMA, M11, or A14
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
Poliution	Odour, light noise	adequate mitigation
	and vibration	adequate miligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor additional road traffic
	receptor or	noise generation impact on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance. Should be possible to
	neighbouring	mitigate.
	uses)?	- Thingston
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. Site is adjacent to former
		industrial / commercial land. Requires
		assessment. Can be conditioned
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	-
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control

			measures will achieved through the development process and will mitigate any
			impact on groundwater, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for nature		or local area will be developed as greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Die die eens ite	sites)		AMPED Development would be a
Biodiversity	Would development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		·······gano···
	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		There is a TDO within the site in the
	by a Tree Preservation Order		There is a TPO within the site in the
	(TPO)?		southeast corner of the site. Additionally there is a protected beech tree in the plot of
	(11 5):		land to the rear of 33 and 24 Parsonage
			Way which is close to the north east corner
			boundary of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Noutral impact (existing features rateined
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with

	T		
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		AMBER = negative impact on townscape
Townscape	enhance the		character, incapable of mitigation.
			Character, incapable of miligation.
	diversity and		Min or No gotive Impost (dovelopment
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		an adverse effect on the townscape of
	appropriate design		Linton by intensifying the residential use of
	and scale of		the site with the resultant reduction in the
	development?		current garden setting with a single
			property.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		and any one of our contraction in the contraction i
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
Tiemage	enhance sites,		· · · · · · · · · · · · · · · · · · ·
	•		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adverse effect due to prominence of site
	areas, listed		and loss of significant open green space,
	buildings,		trees and hedged frontage on approach and
	registered parks		in foreground of views of listed buildings.
	and gardens and		Archaeological potential will require further
	scheduled		information but the assumption for a neutral
	monuments)?		impact is that it is likely appropriate
	monuments):		mitigation can be achieved through the
			development process.
CLIMATE CHA	NGE		developinent process.
Renewables	Will it support the		AMBED - Standard requirements for
Kellewables			AMBER = Standard requirements for
	use of renewable		renewables would apply
Floor J. D. J.	energy resources?		ODEEN Florida 4/1
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			<u> _, , </u>
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		<u>'</u>

	anaaa2	Noutral impact (aviating factures ratained an
	space?	Neutral impact (existing features retained or
Distance	Hamia tha	appropriate mitigation).
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 Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The ender on phone or provipional and
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
Distance. District or	from the nearest	G - \$400III
		200m ACE to the High Ctreet Jacotics
Local Centre	District or Local	368m ACF to the High Street - location
	centre?	chosen as representation of central point of
51		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	467m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	do releptine in
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiilicə		,
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No feelities lest and as a set (1997)
		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%
		1.51 5. dajaooni to tno 1070

	T	
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	, , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	_	, , , , , , , , , , , , , , , , , , , ,
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	·	sufficient.
	level of investment	Sumcient.
	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
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
	education	· · ·
Capacity		constraints can be appropriately mitigated
	capacity?	Cohool conocity and authorized that
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
=		Village College.
	1	t maga conogo.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to	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
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station	Tour emena serew.	GG = Within 400m (6) 160m ACF from the centre of the site to the
Frequency of Public		nearest bus stop. A = 30 minute frequency (3)
Transport		30 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.81km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

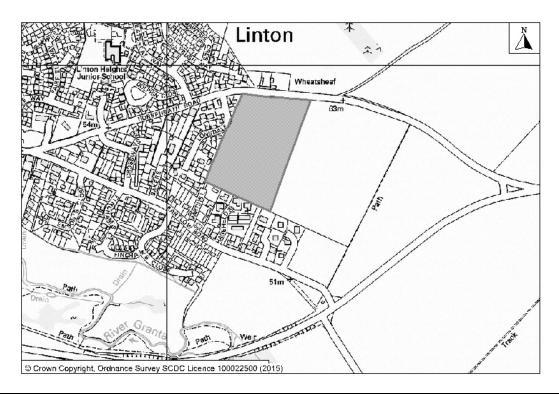
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC032	

Site reference number(s): SC032

Consultation Reference numbers:

Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)

Мар:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.

It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): 160 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha.

Potential residential capacity: 89 dwellings (30 dph)

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

	Thout or direct	
	best and most	
	versatile	
Minanala	agricultural land?	ODEEN. Cita is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T.M. 1.1.(1	LODEEN M
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
4.0144	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	
D " "	A14?	AMPER
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development commetible with a simble coning
	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. Likely to be traffic
	neighbouring	noise from A1307 since it adjacent to the
	uses)?	southern boundary of the site. The impact of
		existing noise on any future residential in
		this area is a material consideration in terms
		of health and well-being and providing a
		high quality living environment. Should be
0 (1 1 1	la thanananan lala	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
\\/-t-"	the site?	ODEEN No import / Complete of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to effect water quality
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater, e.g. as part of
PIODIVED SITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN - Door not contain is not adjacent
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

	1		
	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		
	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		or appropriate manganen
	and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
	mmasmucture?		
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		,
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	onaraotor:		significant negative impacts incapable of
			mitigation). The site is part of the open
			undulating farmland that extends eastwards
			from the village that is an important part of
			the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,

	1	•	
	enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks		Neutral impact (existing features retained, or appropriate mitigation possible). Prominent site on approach to modern part of village. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
	and gardens and scheduled monuments)?		achieved through the development process.
CLIMATE CHAI			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING	ì	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,449m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact No effect on pitch or plot provision.
L			

		<u> </u>
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	813m ACF to the High Street - location
	centre?	chosen as representation of central point of
	00111101	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Centre	defined Cambridge	
	_	
Distance: CD	City Centre? How far is the	D . 000m
Distance: GP		R = >800m
Service	nearest health	
	centre or GP	916m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
	donvinos:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	
Integration		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	
E00NG:N	communities?	
ECONOMY	D!/	AMPED National Process of 1994
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.
	_L shopping	I vitality and viability of existing centres.

	l. la na na la c			
Employment -	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the		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. RED = >3km	
Accessibility	nearest main employment centre?		4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)	
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.	
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed	
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School	
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.	
TRANSPORT				
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	

	I a sa a sa a sa a sa a sa a sa a sa a	[
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Citteria below.	GG = Within 400m (6)
		GG = Within 400m (0)
stop / rail station		272m ACF from the centre of the site to the
Station		
Fue and a second		nearest bus stop (13/A/B/X13).
Frequency of		A = 30 minute frequency (3)
Public		
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		_
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.91km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,782m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	94
	available capacity?	UPDATE: Score changed from Green to
	a anabic capacity .	Red to reflect Highways Authority's
		concerns with regards to the accident
		record of the A1307.
Non-Car	Will it make the	AMBER = No impacts
Facilities		ANIBER - No Impacts
i aciiiles	transport network safer for public	
	· •	
	transport, walking	
	or cycling facilities?	

Site Information

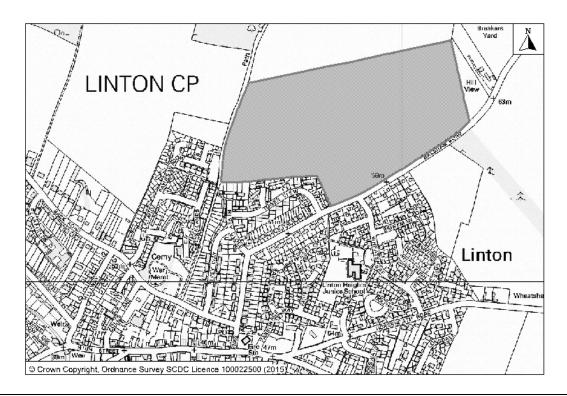
Development Sequence

Minor Rural Centre

Site reference number(s): SC101
Consultation Reference numbers:

Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton

Map:



Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.

The site itself consists of an arable field.

Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

Site size (ha): South Cambridgeshire: 18.16 ha.

Potential residential capacity: 272 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	T		
	development make		
	use of previously		
	developed land?		
Agricultural	Would		GREEN = Neutral. Development would not
Land	development lead		affect grade 1 and 2 land.
Land	to the loss of the		anost grado i ana z lana.
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	1	•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		Davelanment unlikely to import an air
	adverse impact/worsening		Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?		acceptable.
	or an quanty:		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		To the Foot of site annualization for
	problems if the site		To the East of site approximately 50m away is a Scrapyard at Hill View, Balsham Road.
	is developed, as a receptor or		Therefore those parts of the site closest to
	generator		this will create significant negative impacts
	(including		which are incapable of mitigation. However
	compatibility with		this is a large site and mitigation would be
	neighbouring		possible on the majority of the site.
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			This site is adjacent to a scrapyard and
			there appears to be some overspill close to
			the site boundary that may have
			contaminated land. Unlikely to be an issue
			but should more evidence come to light
			could be conditioned. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation

	T	1
	enhance the quality of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
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 HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable		renewables would apply
	energy resources?		reflewables 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	<u> </u>	
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		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP service?		781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Limited scope to integrate a much smaller part of the site, closest to the road frontage.
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 Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	4.3km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development 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?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

	1	
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	404m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Linton
		Village College.
TRANSPORT		3
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	uno onto .	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
11011	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (rigir i)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	7 WIDEIX - Coole to 11 Hom 1 chang bolow
Score (SCDC)	been developed to	Total score of 13.
(0000)	consider access to	10.0010 01 10.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	.car citaria bolow.	A = Within 800m (3)
stop / rail		7. – 17. dilli 300 (1)
station		668m ACF from the centre of the site to the
Clation		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		7. – 55 minute frequency (5)
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		or minutes from Emitor to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0 - JAIII 10 TOAIII (4)
Centre		9.39km ACF from the centre of the site to
Centre		Saffron Walden Market.
Distance:	How far is the site	R = >800m
		IV - >000III
Railway	from an existing or	9 122m ACE from control of the cite to
Station	proposed train	8,433m ACF from centre of the site to

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

Site Information

Development Sequence

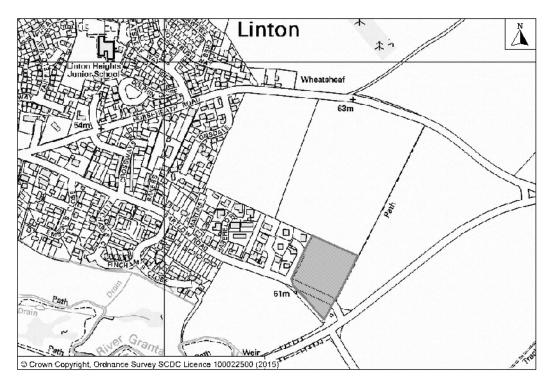
Site reference number(s): SC102

Minor Rural Centre

Consultation Reference numbers:

Site name/address: Land to the east of Linton (Bartlow Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.

The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.

The section south of the road is an area of scrubland created when the Bartlow Road was realigned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.

It is adjoining Site 199 and Site 104, and is part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

(Combined total for two submitted sites – Site 101)

Site size (ha): South Cambridgeshire: 1.42 ha.

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	upo of provinceshi	
	use of previously	
	developed	
A 1 1/2 1	land?	00550 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
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	1 0
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it is so close to site.
	uses)?	The impact of existing noise on any future
		residential in this area is a material
		consideration in terms of health and well-
		being and providing a high quality living
		environment. Should be possible to
		mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Jonanination	contamination on	area with a history of contamination.
	the site?	area with a motory of contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	environment?	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

	1		<u> </u>
			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		
Designated 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)? Are there trees on		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. GREEN = Site does not contain or adjoin
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		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	<u>ULTURAL HI</u>	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

	character?	negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
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 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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
	FILAND WELL BENGE	cannot be appropriately addressed.
	TH AND WELL BEING	ODEEN Assess
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

	T	LANDED
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	4.7km ACC from control of the city to 1 letter
Facilities	sports facilities?	1.7km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	KED = >000111
1 aciiilles	for children and	1,692m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 m. 2
	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	992m ACF to the High Street - location
	centre?	chosen as representation of central point of
Diotopoo City	How far is the site	these services and facilities.
Distance: City Centre	from edge of	R = >800m
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,108m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops, post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No 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	Lonning lines?	
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
<u> </u>	1	

	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN No offeet on would arrange at the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	_ , , , , , , , , , , , , , , , , , , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.2km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment	Would	G = No loss of employment land / allocation
Employment -		
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be required, constraints capable of appropriate
Utilities	•	
Utilities	level of investment	required, constraints capable of appropriate
Utilities	level of investment in key community services and	required, constraints capable of appropriate mitigation
Utilities	level of investment in key community services and infrastructure,	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements
Utilities	level of investment in key community services and infrastructure, including	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed.
Utilities	level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to
Utilities	level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the
Utilities	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient,
	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Education Capacity	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Education Capacity	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Education Capacity Distance: Primary	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m
Education Capacity	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton
Education Capacity Distance: Primary	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton Heights Junior School
Education Capacity Distance: Primary	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton
Education Capacity Distance: Primary School	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed A = 400 - 800m 683m ACF from centre of site to Linton Heights Junior School

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT	<u>l</u>	t mage conego.
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km 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 8,936m ACF from centre of the site to Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Information

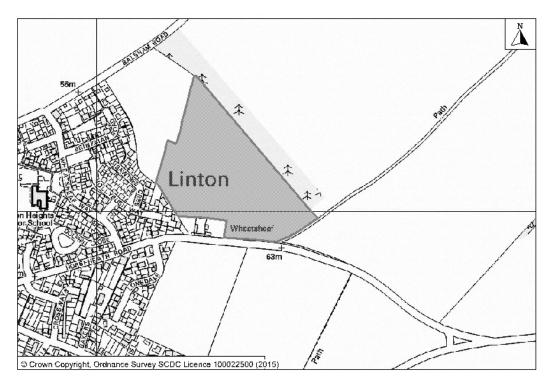
Development Sequence

Site reference number(s): SC403

Site reference number(s): SC103
Consultation Reference numbers:

Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton

Map:



Site description: The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.

The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.

The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.

Current use(s): Agricultural

Proposed use(s): Approximately 80-130 dwellings with public open space

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

Potential residential capacity: 147 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

Agricultural Land Minerals	development make use of previously developed land? Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral	GREEN = Neutral. Development would not affect grade 1 and 2 land. GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY			, - ()
Designated 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, 1	OWNSCAPE 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) - the site is prominently located

			part of the rolling countryside looking towards Rivey Hill that is an important part
			of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.
CLIMATE CHA	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		'Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade II listed. Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to 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.
			AMPED Ctondord requirements for
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	ANDER - I-OMII
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
i aciiiles	sports racilities:	Recreation Ground.
Dictance: Play	How far is the	RED = >800m
Distance: Play Facilities	nearest play space	KED = >600111
Facilities	for children and	1,559m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER = No Impact
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	1 - 2000III
Local Centre	District or Local	930m ACF to the High Street - location
Local Contro	centre?	chosen as representation of central point of
	oonino.	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000III
COLVICO	centre or GP	1,007m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	- cameration, management properties.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	i e
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	252
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
	employment	Cambridgeshire 017C (Granta Park)
F	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	
Utilities	employment land? Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	miligation
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broadbaria:	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
25,5000	capacity?	and the second s
	-1 9 -	School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
		Heights Junior School
		U

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A = 1 to o kin
School	school?	1.6km ACF from centre of site to Linton Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14.
Distance: bus	Tour omena serem	G = Within 600m (4)
stop / rail station		525m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.22km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,850m ACF from centre of the site to Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.

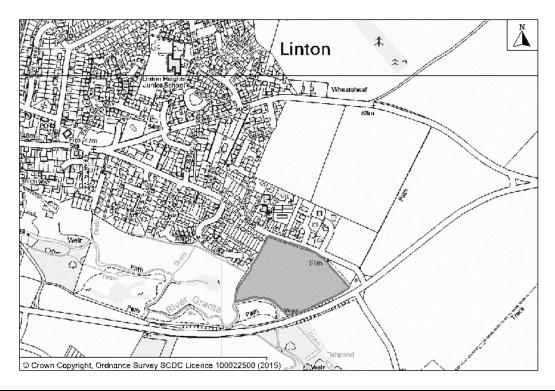
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(a), CC104	

Site reference number(s): SC104
Consultation Reference numbers:

Site name/address: Land to the east of Linton – South of Bartlow Road.

Map:



Site description: The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.

The site is an arable field sloping down into the valley of the river towards the A1307.

The site is adjacent to Site 102 and part of a larger site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 45-70 dwellings with open space

Site size (ha): South Cambridgeshire: 3.68ha.

Potential residential capacity: 83 dwellings (30 dph)

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

	developed	
	land?	
Agricultural Land	Would development lead to the loss of the best and most versatile	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	agricultural land? Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out

			development but may influence land use or require pollution control measures.
BIODIVERSITY			Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
			LODEEN D
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
	locally designated		
D: 1: ::	sites)		AMPER
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces, through delivery of		loss of existing green infrastructure capable of appropriate mitigation
	and access to 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

	I same s		DED 01 10 11 11 11 11 11 1
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Development of this site would have a
	character?		significant adverse effect on the landscape
			setting of Linton because the site is located
			in a prominent position on an exposed edge
			visible in the wider countryside. (Update to
			reflect significant impact identified in
			SHLAA)
			Of ILF V ()
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		
			improvements)
	townscape		Noutral import (ganarally against the
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		. 3
	(including		'Significant Negative Impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- Adverse effect on setting of Conservation
	buildings,		Area due to the prominence of the site
	registered parks		across the valley and on approach to Linton.
	and gardens and		Major adverse effect on countryside setting
	scheduled		, ·
			of Barham Hall (Grade II*). Archaeological
	monuments)?		potential will require further information but
			the assumption for a neutral impact is that it
			is likely appropriate mitigation can be
<u> </u>			achieved through the development process.
CLIMATE CHA		I	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Majority of site Flood Zone 1. However
			slightly less than a quarter of southwestern
			part of the site is within Flood Zone 2 -

			drainage issues capable of being appropriately addressed
HUMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	αργιομπαιείγ αυμιέσσευ
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 Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m 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 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

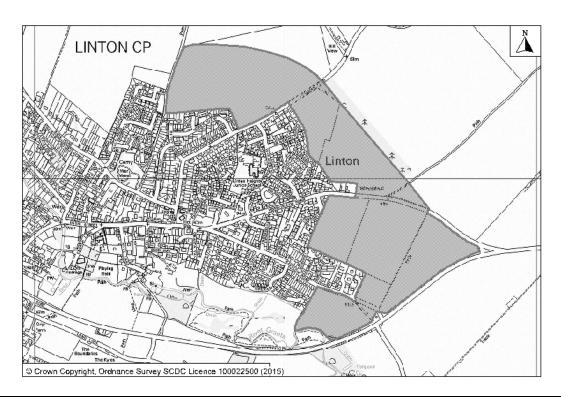
with Eviation	dovolonmentes	with evicting communities
with Existing Communities	development on the site integrate	with existing communities
Communities	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
ECONOMY	Communities:	the existing built-up area.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambriago)	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?	ODEEN N. W
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the vitality 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?	William Malada Fatalli, alliaca, al falcara daca.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	-
1	employment	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
Liche	employment land?	AMPED Cinciffunction and dealth about the
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be required, constraints capable of appropriate
	in key community	mitigation
	services and	minganon
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
Education	le them out to all and	volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated.
	capacity:	School capacity not sufficient, but
		Johnson Capacity Hot Sumoletti, Dut

	1	1
		significant issues can be adequately
Dietones	How for is the	addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	040 4054
School	school?	646m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	4.01 4.05 () () () () ()
School	school?	1.6km ACF from centre of site to Linton
		Village College.
TRANSPORT		Laca III III III III III III III III III
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: .	four criteria below.	00 14711: 400 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		
station		93m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		A 04 (40 ; ((0)
Public		A = 31 to 40 minutes (3)
transport		Od Minutes from Linton to Osmboldon
journey time to		31 Minutes from Linton to Cambridge.
City Centre		0 51 (401 (4)
Distance for		G = 5km to 10km (4)
cycling to City		0.001
Centre		8.60km ACF from the centre of the site to
Dietones	How for is the saite	Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.706m ACE from contro of the city to
Station	proposed train	8,786m ACF from centre of the site to
Λοοοοο	station?	Whittlesford Station.
Access	Will it provide safe access to the	RED = Insufficient capacity/ access.
		Negative effects incapable of appropriate
	highway network, where there is	mitigation.
		Insufficient capacity or access constraints
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.

		Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC 120		
Consultation Reference numbers:		
Site name/address: Land to the east of Linton		

Мар:



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

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

The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 46.05 ha.

Potential residential capacity: 691 dwellings (30 dph)

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

	the site?	
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN - Door not contain is not adiscont
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	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (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	Neutral impact (existing features retained,

	groop	or appropriate mitigation possible)
	green infrastructure?	or appropriate mitigation possible).
	imadiadare.	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
	TOWNSCAPE AND C	
Landscape	Will it maintain and	RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of landscape	Significant Negative Impact (Development
	character?	conflicts with landscape character, with
	Character:	significant negative impacts incapable of
		mitigation). This is a very large site and the
		fields that make up this site are all on the
		edge of the village - many in locations
		where development would have significant
		impacts on the views from the historic
		centre and long views across the village.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
		achieved through the development process.
		Some limited development along some
		edge of site could result in opportunity to
0 5 1	34/1 / 66 / 11	improve existing harsh edge to village.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
ornago	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Development of site would impact on views
	conservation	from historic centre and ones across the
	areas, listed	village thereby affecting setting of
	buildings,	Conservation Area and numerous listed
	registered parks and gardens and	buildings. Archaeological potential will require further information but the
	scheduled	assumption for a neutral impact is that it is
	monuments)?	likely appropriate mitigation can be
	monanionio):	achieved through the development process.
	<u>l</u>	asing tod an eagir the development process.

			(Update to reflect significant impact
CLIMATE CHA	NCE		identified in SHLAA)
Renewables	Will it support the		AMBER = Standard requirements for
1/6116-Mables	use of renewable		renewables would apply
	energy resources?		Terrewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 1000 IXISK	is site at flood risk:		GIVEEIN = 1 1000 Zone 17 10W 113K
			Vast majority of very large site is in Flood
			Zone 1 with small part within Flood zone 2
			however no drainage issues that cannot be
			appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Assume analida provision as site of aver 200
Facilities	sports facilities?		Assume onside provision as site of over 200
			dwellings, which would be required to
			deliver on site facilities to meet policy.
			1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			1,608m ACF from centre of the site to
			Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		No offect on nitch or plat provision
	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		954m 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		
D:-1- 05	City Centre?		D 000
Distance: GP	How far is the		R = >800m
Service	nearest health centre or GP		1.041m ACE from control of cita to Linton
	service?		1,041m ACF from centre of site to Linton Health Centre.
	SELVICE !		ricailii Ociilic.

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?	
	donvinos:	No facilities lost, and no new facilities
		· ·
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The extensive scale of the site is out of
		proportion to the existing settlement and
		difficult to integrate.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
		· · · · · · · · · · · · · · · · · · ·
	deprivation	Multiple Deprivation 2010.
	particularly in	
	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
25569	shopping	vitality and viability of existing centres.
	hierarchy,	The state of the s
	supporting the	Development would have no effect on
		•
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.9km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
1	i ompioymentiana,	
	or deliver new	

	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
Education	Is there sufficient	capacity.
Capacity	education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	capacity.	School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	471 4054
School	school?	1.7km ACF from centre of site to Linton
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)?	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	AMBER - Score 10-14 HOIII 4 CIRCIIA BEIOW
Score (SCDC)	been developed to	Total score of 14.
300.0 (0000)	consider access to	. 5.5. 555.5 5. 7.11
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		472m ACE from the control of the criticate the
station		473m ACF from the centre of the site to the

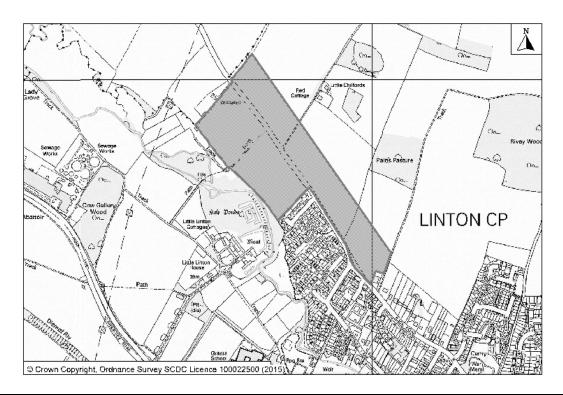
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		71 = 50 minute frequency (5)
Transport		
Public		A = 31 to 40 minutes (3)
transport		()
journey time to		31 Minutes from Linton to Cambridge.
City Centre		•
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.14km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,901m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
	access to the	Negative effects incapable of appropriate
	highway network, where there is	mitigation.
	available capacity?	Insufficient capacity or access constraints
	avaliable capacity:	that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC197	

Consultation Reference numbers:

Site name/address: Land adjacent to Back Road.

Мар:



Site description: The site is located on the northwest edge of Linton to the north of the River Granta along Back Road. It is made up of two parts separated by the road.

The site to the north of the road is made up of an extensive arable field that slopes up towards Rivey Hill. The eastern edge of the site is adjacent to large properties with long gardens. There is a bridleway that extends from Back Road northwards along this edge. There is no physical feature to mark the northern boundary of the site within the field. The line on the map extends beyond the northern edge of the adjacent houses.

The site south of Back Road comprises two arable fields. The eastern edge is adjacent to The Woodlands housing estate. A footpath runs from the road along the boundary between the two fields

Current use(s): Agriculture

Proposed use(s): 250 dwellings with public open space.

Site size (ha): South Cambridgeshire: 16.73 ha.

Potential residential capacity: 251 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL
	development make		

	use of previously	
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - Majority
	versatile	of site is grade 2.
	agricultural land?	
Minerals	Will it avoid the	AMBER = Site or a significant part of it falls
	sterilisation of	within an allocated or safeguarded area,
	economic mineral	development would have minor negative
	reserves?	impacts
		Site falls within a designated area in the
		Minerals and Waste LDF, development
		would have minor negative impacts on
		identified Minerals Reserves. The southwest
		portion of the site adjacent to the river is
		within a minerals safeguarding area for
DOLLUTION.		sand and gravel – about a quarter.
POLLUTION	Mould the	CDEEN Minimal no impact vaduand
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an adverse	Development unlikely to impact on air
		Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
	or all quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
7 (2,00)	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	Development unlikely to affect water quality.
	environment?	About a sixth of the northern part of the site
		is within Groundwater Source Protection
		Zone 1 and the remainder in zone 2 which

BIODIVEDEITY			does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	\A/:II :4		ANADED Contains on it adiabates
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation
	interest, and geodiversity? (Including International and locally designated sites)		Minor negative impact on protected sites and species incapable of mitigation - County Wildlife Site – Furze Hills Road Side Verge – supports a population of a nationally scarce vascular plant species (Clinopodium calamintha)
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, 1	OWNSCAPE AND C	ULTURAL HI	

Landscape	Will it maintain and		DED - Significant pagative impact on
Landscape	enhance the		RED = Significant negative impact on landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		mitigation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	Character:		significant negative impacts incapable of
			mitigation) - the site is prominently located
			on the slopes of Rivey Hill that is a key
			feature of the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		Significant Negative Impact on historic
	(including conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- site forms an important part of the setting
	buildings,		of listed buildings at Little Linton - major
	registered parks		adverse effect due to loss of countryside
	and gardens and		context and backdrop and loss of separation
	scheduled		of this former village from Linton / loss of
	monuments)?		historic role. Archaeological potential will
			require further information but it is likely
			appropriate mitigation can be achieved
			through the development process.
CLIMATE CHAI	NGE		· · · · ·
Renewables	Will it support the		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 A on the late of the state of the
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed. Small
			part of Flood Zone 2 touches southern
LIIMAN HEAT			boundary.
HUMAN HEALTH AND WELL BEING			

Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to deliver on site facilities to meet policy.
		deliver on site racilities to meet policy.
		0.7km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		725m ACF from centre of the site to Linton
		Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	R = >800m
District or	from the nearest	K = >600111
Local Centre	District or Local	1,170m 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	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	11 - 2000111
	centre or GP	1,052m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including health, education	proposed directly as a result of the development.
	and leisure (shops,	developinent.
	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?	
	douvilles:	No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 3.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

		ı	
			more than 150 dwellings this may require
			greater system reinforcement to gas supply.
			The sewage network is approaching
			capacity.
Education	Is there sufficient		AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
Capacity	capacity?		containe can be appropriately imagated
	capacity:		School capacity not sufficient, but
			significant issues be adequately addressed
Distance	llafan:a tha		, ,
Distance:	How far is the		R = >800m
Primary	nearest primary		4.440 4.054
School	school?		1,148m ACF from centre of site to Linton
			C.E. (Aided) Infants School
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		
			0.8km ACF from centre of site to Linton
			Village College.
TRANSPORT	•		
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane
2,5.57.6000	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
	life Site!		
LIODT	la thana I limb		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 10.
	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Distance: bus	Todi ontona bolow.		R= Beyond 1000m (0)
stop / rail			11- Doyona 1000m (0)
station			1,032m ACF from the centre of the site to
Station			
Fragues as a f			the nearest bus stop.
Frequency of			A = 30 minute frequency (3)
Public			
Transport			
Public			A = 31 to 40 minutes (3)
transport			
journey time to			31 Minutes from Linton to Cambridge.
City Centre			
Distance for			G = 5km to 10km (4)
cycling to City			, ,
Centre			9.40km ACF from the centre of the site to
			Saffron Walden Market.
Distance:	How far is the site		R = >800m
Railway	from an existing or		, , , , , , , , , , , , , , , , , ,
. tanvay	I HOTH ALL CAISTING OF		

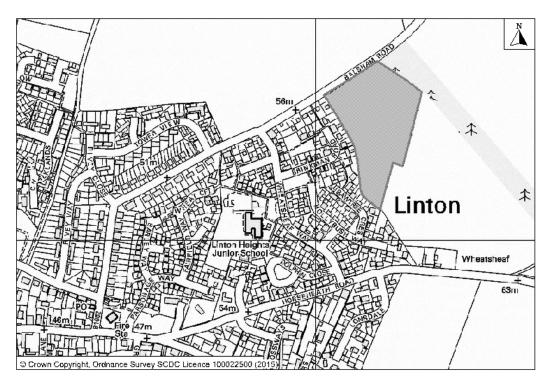
Station	proposed train station?	7,269m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC198	

Consultation Reference numbers:

Site name/address: Land adjacent to Balsham Road, Linton

Map:



Site description: The site is on the northeastern edge of Linton on land to the south of the Balsham Road. The land gently slopes up from the road and a hedge marks the southern edge of the site on the skyline. It is located to the east of the residential properties in Brinkman Road. The eastern boundary of the site is a hedge with an established belt of trees beyond.

The site is an arable field.

The site is part of a larger SHLAA site – Site 120. It is adjacent to Site 103 and separated from Site 101 by the Balsham Road.

Current use(s): Agriculture

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.07 ha.

Potential residential capacity: 69 dwellings (30 dph)

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

Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Laria	to the loss of the	anot grado i ana z iana.
	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	- careguarded area.
	reserves?	·
POLLUTION	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
1	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
1	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	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as

	naturo		greenspace. No or negligible impacts
	nature conservation		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		. 9
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	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
i i i i aota aota ao	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mingation
	and access to		Neutral impact (existing features retained,
			. ,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		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) -
			This site is in a prominent location part of
			the network of fields that form the rural
			setting of Linton. Development would have
			an impact on the approach road into the
			modern part of Linton but the slope of the
			·
			field downwards towards the north means
			that long view and views from the south are
			minimal subject to height of any

		 davolanment
T	MCH it as all the in-	development.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along western edge of site could result in opportunity to improve
		existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. The impact on the setting of the historic core of the village would be relatively limited because the slope of the field means that views from the south are minimal. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	AMBER = 1-3km

Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.3km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	1125 7 555111
1 dominoo	for children and	1,398m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WIBER - No Impaot
114401101	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pictral plot previolen.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	816m 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	R = >800m
Service	nearest health	
	centre or GP	874m ACF from centre of site to Linton
	service?	Healthl Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
i		
	facilities including	proposed directly as a result of the
		proposed directly as a result of the development.
	facilities including	
	facilities including health, education	
	facilities including health, education and leisure (shops,	
Community	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage	
Community Facilities	facilities including health, education and leisure (shops, post offices, pubs etc?)	development.
	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage	development. GREEN = Development would not lead to
	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community	GREEN = Development would not lead to the loss of any community facilities or
	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible
	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community	development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities
	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community	development. 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
Facilities	facilities including health, education and leisure (shops, post offices, pubs etc?) 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.
Facilities	facilities including health, education and leisure (shops, post offices, pubs etc?) 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. AMBER = Adequate scope for integration
Facilities Integration with Existing	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on	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.
Facilities	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	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. AMBER = Adequate scope for integration
Facilities Integration with Existing	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	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. AMBER = Adequate scope for integration
Integration with Existing Communities	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities?	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. AMBER = Adequate scope for integration with existing communities
Integration with Existing Communities ECONOMY Deprivation	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address	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. AMBER = Adequate scope for integration with existing communities
Integration with Existing Communities	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income	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. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address	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. AMBER = Adequate scope for integration with existing communities

	T	1
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	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
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
	. ,	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	301m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	2
School	school?	1.5km ACF from centre of site to Linton
, , , , , , , , , , , , , , , , , , ,		Village College.
TRANSPORT	1	gs
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0.0 10000	routes are	less than 1.5m width with medium volume of
	1.501.00 010	1000 than 1.0th width with modium volume of

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		G = Within 600m (4) 538m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.26km 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 8,677m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. UPDATE: Score changed from Green to Red to reflect Highways Authority's concerns with regards to the accident record of the A1307.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts