

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

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	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		initigation
	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
	Innastructure		that appropriate design and mitigation
			measures would be achieved through the
			development process.
	OWNSCAPE AND CU	LIUKAL HE	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	townsoape		commote with townscape character, minut

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

	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	0 =<40011
Centre	District or Local	360m ACF to the village pharmacy -
Centre	centre?	location chosen as representation of central
	Centre :	point of a cluster services and facilities.
Dictorco: City	How far is the site	R =>800m
Distance: City Centre	from edge of	R =>00011
Centre		
	defined Cambridge	
	City Centre?	0
Distance: GP	How far is the	G =<400m
Service	nearest health	207m ACE from control of cite to The
	centre or GP	297m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
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, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	40 Oliver ACE frame control of site to Courth
	employment	16.2km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	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
Ounnes		
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately mitigated
	capacity?	O shareh a sa situ a star fisionat hart sina ifi sa t
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary	
	school?	491m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
001001	Schools	0.3km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		Dassingbourn village College.
	What turns of such	PED - No ovoling provision of a systellars
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 Score	mechanism has	
		Total score of 18.
(SCDC)	been developed to	
	consider access to and quality of	

	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		88 – Within 400m (0)
Slop / Tail Station		379m ACF from the centre of the site to
		nearest bus stop.
Fraguanayof		
Frequency of		R= Less than hourly service (0)
Public Transport		0.0 0.0 minutes on loss (0)
Public transport		GG = 20 minutes or less (6)
journey time to		40 minutes from Descingtones to Develop
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		3.90km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train	3,063m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	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): SC143	
Consultation Reference numbers: 40 (I&O 20	
Site name/address: Land at Cockerton Road,	Girton
Map: Drown Copyright. Orchance Survey SCDC Licence 100022500 [2]	Control of the second s
Girton. The site adjoins a residential cul-de-sac northern and eastern sides by semi-enclosed of the village church with graveyard, and school p	st of Cockerton Road on the north eastern side of off the High Street and is surrounded on the ountryside. To the south are residential gardens, laying fields lie further to the south east. The site is ial development, but enclosed on its outer edges
Proposed use(s): Approximately 10 dwellings	
Site size (ha): South Cambridgeshire: 0.63 ha.	
Potential residential capacity: 13 dwellings (3	30 dph)
LAND	
	RED - Not on PDI

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

	T	
	best and most versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site within an area designated in the
		Minerals and Waste LDF but development
		would not have a negative impact
POLLUTION		would not have a negative impact
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	inipaci.
	adverse	Development unlikely to impact on air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A () M ()	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = $<1,000$ m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	540m ACF from edge of site to AQMA.
		965m ACF from edge of site to A14.
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		, , , , , , , , , , , , , , , , , , , ,
		Site contains an area of filled land.
		Potential for minor benefits through
		remediation of minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
T alor	where possible	mitigation
	enhance the quality	
	of the water	Dovelopment unlikely to affect water quality
		Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	1	appropriate standards and pollution control
	1	measures will achieved through the
		•
		development process, e.g. as part of
		•
BIODIVERSITY		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated Sites	Will it conserve protected species	development process, e.g. as part of

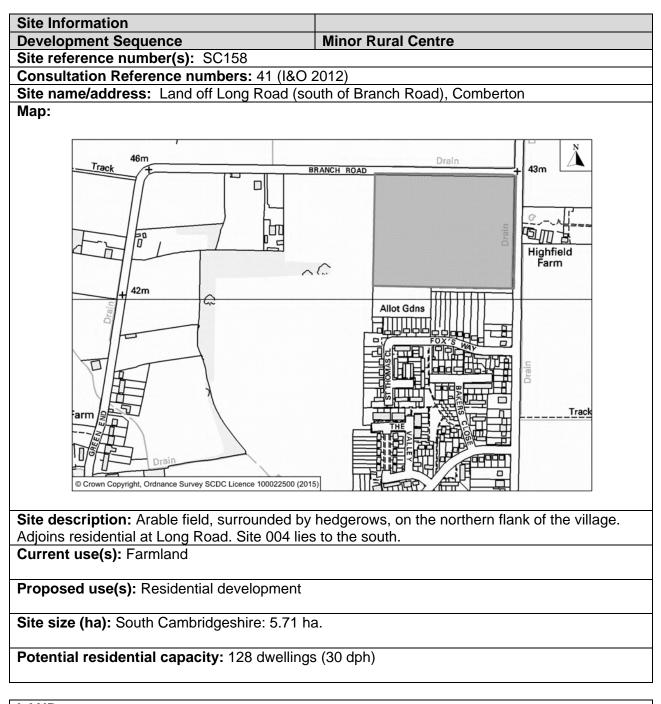
	and protect sites designated for nature conservation interest, and geodiversity? (Including International and		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		 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	maintain connectivity between green infrastructure)? Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected by a Tree Preservation Order (TPO)?		Group of protected trees lie approximately 115m to the west.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	WNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is characterised as an area of enclosed arable fields and paddocks with mature hedgerows providing a soft transitional edge to the village. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural

	1	character and provides an important part of
		the setting of the historic core of the village.
Townscape	Will it maintain and	AMBER = negative impact on townscape
•	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The site is characterised as an area of
	appropriate design	enclosed arable fields and paddocks with
	and scale of	mature hedgerows providing a soft
	development?	transitional edge to the village. There is
	development:	currently a clear edge to the village at the
		end of Cockerton Road. The site has a rural
		character and provides an important part of
		 the setting of the historic core of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	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	- The site forms part of the setting of the
	buildings,	historic core, including the setting of a
	registered parks	Grade II* and two Grade II Listed Buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but it is likely appropriate
	monuments)?	mitigation can be achieved through the
	,	development process.
CLIMATE CHAN	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
1	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to Girton

		Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	150m ACF from centre of the site to Girton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Travener	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	143m from the centre of the site to the
Ochic	centre?	village hall (Cotton Hall), central to the other
		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	R =>800m
Service	nearest health	
	centre or GP	846m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	callolation 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 with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
2 /	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	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	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	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	G = <400m
Primary School	nearest primary	
	school?	267m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.2km ACF from centre of site to Impington
		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 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)?	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.	DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station		GG = Within 400m (6) 152m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.70km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,417m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	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.



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

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

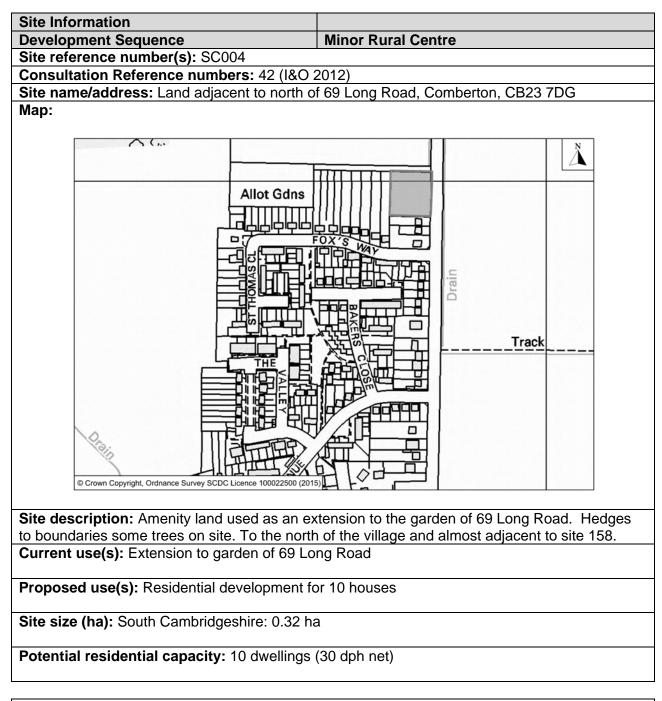
	fragmentation, enhance		mitigation.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	between green		
	infrastructure)?		
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of 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	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		 AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton. UPDATE: Score changed from Green to Amber to reflect the impact on Green Belt.
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)

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

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,072m from the centre of the site to the
Loodi Contro	centre?	main cross roads, a central point in the
	contro.	village surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
0011100	centre or GP	781m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dointioo	of key local	ballolation y miligation 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
1 donitioo	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	ő
	with existing	
	communities?	
ECONOMY	-	•
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The

employment centre?4.3km ACF form centre of site to Cambridge 007D (West Cambridge)Employment - LandWould development result in the loss of employment land, or deliver new employment land?G = No loss of employment land / allocation is for employment development	town, district and local centres?which include retail, offices, offices,Employment - AccessibilityHow far is the nearest main employment centre?RED = >3kmAccessibilitynearest main employment centre?4.3km ACF form centre of si 007D (West Cambridge)Employment - LandWould development result in the loss of employment land, or deliver new employment land?G = No loss of employment l is for employment developmUtilitiesWill it improve the level of investment infrastructure, including communications infrastructure and broadband?GREEN = Existing infrastructure required, but constraints can There is insufficient spare m capacity within the distributic supply the number of propos which could arise if all the SI within the zone were to be d severage network is at capa require mitigation.Education CapacityIs there sufficient education capacity?GREEN = Non-residential de surplus school placesEducation Capacity?Is there sufficient education capacity?GREEN = Non-residential de surplus school placesDistance: Primary SchoolHow far is the nearest primary school?A =400 - 800m 729m ACF from centre of sit Primary School, Comberton.	or leisure uses te to Cambridge and / allocation ent
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Distance: Secondary SchoolHow far is the nearest secondary 	Primary School, Comberton.	e to Meridian
Distance: Secondary SchoolHow far is the nearest secondary school?G = Within 1km (or site large enough to provide new)1.6km ACF from centre of site to Comberton Village College.1.6km ACF from centre of site to Comberton Village College.TRANSPORTCycle RoutesWhat 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.HQPTIs there High Quality PublicRED = Service does not meet the requirements of a high quality public		
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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.HQPTIs there High Quality PublicRED = Service does not meet the requirements of a high quality public		
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HQPTIs there High Quality PublicRED = Service does not meet the requirements of a high quality public	Ŭ	
HQPTIs there High Quality PublicRED = Service does not meet the requirements of a high quality public		
Quality Public requirements of a high quality public		
Transport (at edge		
of site)?	of site)?	

Sustainable	Cooring	AMBER = Score 10-14 from 4 criteria below
Sustainable	Scoring mechanism has	AMBER = Score 10-14 from 4 criteria below
Transport		Tatal again of 1.4
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		755m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		с С
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.31km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,461m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on Long Road would be acceptable to the
		Highway Authority. The proposed site is
		acceptable in principle subject to detailed
		design.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

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

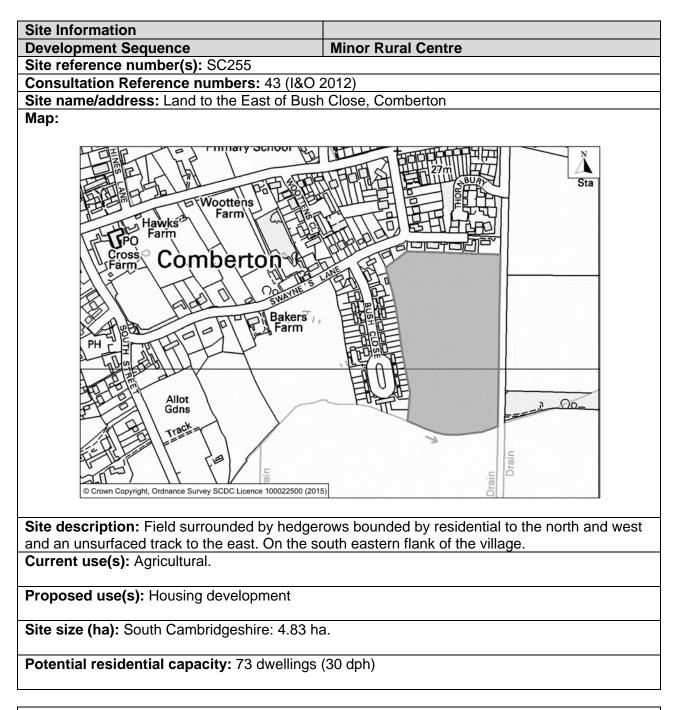
	for any to the		
	fragmentation,		mitigation
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	maintain connectivity between green infrastructure)? Are there trees on		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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
	landscape character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping.

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

	for children and	652m ACF from centre of the site to
	teenagers?	Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Travener	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	IX =>800III
Local Centre	District or Local	1,020m from the centre of the site to the
	centre?	main cross roads, a central point in the
		village surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	IX =>800III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	A =400 - 80011
Gervice	centre or GP	796m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
Facilities	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,	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
Facilities		replacement / appropriate mitigation
	engagement in community	possible
	activities?	possible
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
Johnnuniues	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	
Ohannian	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Development would have no offect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
Europelas una aust	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	A Olym ACE from control of oits to Combridge
	employment	4.2km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
Utilities	employment land?	ODEEN - Eviating infrastructure likely to be
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
		suncient
	in key community	Minor I Itilitica Infractructura improvemente
	services and	Minor Utilities Infrastructure improvements
	infrastructure, including	required, but constraints can be addressed. There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	bioaubanu	within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Capacity	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	641m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Comberton
		Village College.
TRANSPORT	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
L		

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



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

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

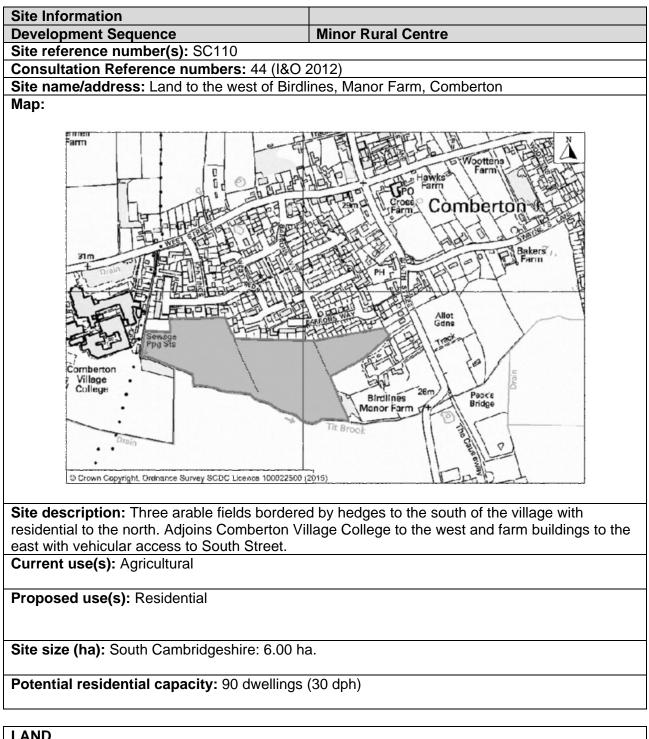
	frogmontation		mitiantion
	fragmentation, enhance		mitigation.
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		• · · ·
	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		
Green	(TPO)?		AMPER - No significant appartunities or
Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or loss of existing green infrastructure capable
IIIIIastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate miligation
	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		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of landscape		improvements).
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development would have an adverse
			impact on Green Belt purposes regarding
			the setting, scale and character of
			Comberton by increasing the footprint of the
			village, and by the development of land
			important to the setting and character of the
			village. This site is screened from view by
			the robust hedges and tree belt adjacent to
			the byway which runs down the eastern
			edge of the site. Development would have a
			neutral effect on the landscape setting of
			Comberton. The impact of development on the Byway which extends to the south
1			
			should be mitigated.

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

Facilities	nearest play space	
1 aciiilies	for children and	562m ACF from centre of the site to
	teenagers?	Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
Travellel	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	A 400 000m
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	645m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	897m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	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	
Communities	with existing	
	communities?	
ECONOMY	00111101111003:	
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
F arada and	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF form centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	Development would have no effect on
	employment land, or deliver new	Development would have no effect on
		employment land or premises.
Utilities	employment land?	ODEEN Evicting infractructure likely to be
Ounties	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient.
		suncient.
	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
	broadbana.	within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
2	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	475m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.2km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
		— • • •

	routes are	less than 1.5m width with medium volume of
	accessible near to 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	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		326m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport Public		G = 21 to 30 minutes (4)
transport		0 = 21 10 30 minutes (4)
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.60km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	7 526m ACE from contro of the site to
Station	proposed train station?	7,536m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
///////////////////////////////////////	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated. It is not
		possible to provide safe highway access to
		the site and it is not linked to the adopted
		public highway.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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 grad Minor loss of best and most agricultural land (Grades 1 site but all Grade 2.	versatile

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

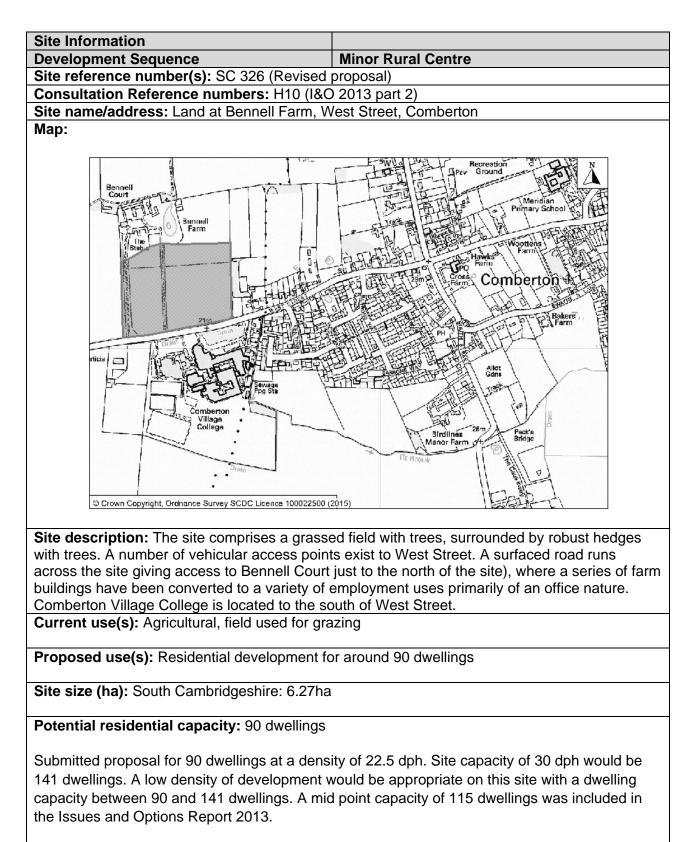
	1		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		-
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing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

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

		Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	797m ACF from centre of the site to Skate
	teenagers?	Park at Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
riavolioi	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	452m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	847m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	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	
Johnnunilles	with existing	
	communities?	
ECONOMY		1
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	5.5km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	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
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	825m ACF from centre of site to Meridian
Distance	How for is the	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary School	nearest secondary school?	provide new)
	301001:	0.4km ACF from centre of site to Comberton

		Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus		GG = Within 400m (6)
stop / rail station		329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.44km ACF from the centre of the site to
		Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,678m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints
		that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

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

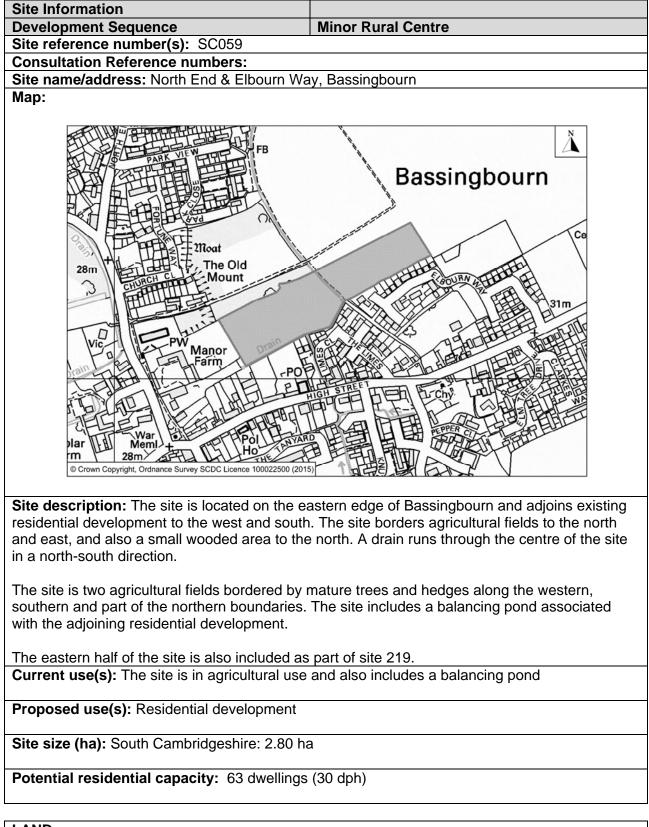
			1
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadiyaraity	sites) Would		
Biodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugaton
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets?)		
	Are there trees on		
	site or immediately		
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure
	and green spaces,		
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
	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
			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
			iocal townscape character, or provide minor

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

	· · ·	· · · · · · · · · · · · · · · · · · ·
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	665m of nearest centre ACF (Comberton,
	centre?	West Street / Barton Road)
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	808m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 donidoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		Will include changing facilities and car
		parking which will be available to the
		community, and to the Village College which
		also hosts many community events which
		are attended by the public.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing		
Communities	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	communities?	
ECONOMY Deprivation	Does it address	AMPER - Not within or adjacent to the 40%
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 in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
1	hierarchy,	

	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
, lococolonity	employment	5.75km ACF from centre of site to
	centre?	Cambridge 007D (West Cambridge)
Employ we and		
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	-	• •
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		-
		school at Cambourne to relieve Comberton
D : (VC.
Distance:	How far is the	
Primary	nearest primary	VC. R = >800m
		VC. R = >800m 1,054m ACF from centre of site to Meridian
Primary School	nearest primary school?	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary school?	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College.
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local
Primary School Distance: Secondary School TRANSPORT Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	VC. R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

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



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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land.
Land	development lead	
Lana	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
WIIII CT AIS	sterilisation of	safeguarded area.
	economic mineral	Salegualded alea.
	reserves?	
POLLUTION	16361763	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation.
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Containination	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)
		benefite subject to appropriate mitigation)
		The site would require investigation due to it
		being military land. Potential for benefits
		through remediation of any contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	<u> </u>	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Designated		

Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		
			network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	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
IIIIIastructure			of appropriate mitigation
	and green spaces,		or appropriate mitigation
	through delivery of		Noutral impact (aviating factures retained
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
· · ·	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and

			would also change the rural character of this
Tauraaaaaa	Mill it maintain and		wooded and enclosed area of the village.
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.
		, i i i i i i i i i i i i i i i i i i i	character, incapable of miligation.
	diversity and distinctiveness of		Minor pagativa impact (davalapment
	townscape		Minor negative impact (development conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would be contrary
	appropriate design		to the pattern of single depth development
	and scale of		in the historic core of this part of village.
	development?	'	in the historie core of this part of village.
Green Belt	What effect would	(GREEN = No impact or Minor positive
Croon Doit	the development of		impact on Green Belt purposes
	this site have on	•	
	Green Belt		
	purposes?		
Heritage	Will it protect or	F	RED = Site contains, is adjacent to, or
U [±]	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	e e e e e e e e e e e e e e e e e e e	Significant negative impact on historic
	conservation	a	assets (incapable of satisfactory mitigation)
	areas, listed	-	- development of the site is likely to have a
	buildings,	\$	significant adverse impact on the settings of
	registered parks	t	the listed buildings and the Conservation
	and gardens and		Area. Archaeological potential will require
	scheduled		further information but the assumption for a
	monuments)?		neutral impact is that it is likely appropriate
			mitigation can be achieved through the
		0	development process.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable	r	renewables would apply
Flood Risk	energy resources?		GREEN = Flood Zone 1 / low risk
FIDUU RISK	flood risk?		GREEN = FIOOD ZONE 1 / IOW IISK
	1000 1138 :	-	The majority of the site is Flood Zone 1.
			There are small areas of Flood Zones 2 and
			3 along parts of the northern and southern
			boundaries, and also running north-south
			across the centre of the site.
HUMAN HEAL	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the	(GREEN = <1km or onsite provision
Outdoor Sport	magna at autologi		
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.4km ACF from centre of the site to Bassingbourn Recreation Ground.

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ion
400/
40%
nin

	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.7km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications infrastructure and	the distribution zone to supply the total number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
	bioaubaliu :	were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	677m ACF from centre of site to
Dista	l la contra da da	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0.6km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	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 Quality Public	RED = Service does not meet the requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total score of 18.
Score (SCDC)	been developed to consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance: bus	four criteria below.	GG = Within 400m (6)
stop / rail		GG = Vi(I)(I) + 400(I) + (6)
station		166m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport Public		GG = 20 minutes or less (6)
transport		GG = 20 minutes of less (6)
journey time to		Bus service takes 19 minutes to get to
City Centre		Royston centre.
Distance for		GG = Up to 5km (6)
cycling to City		4.37km ACF from the centre of the site to
Centre Distance:	How far is the site	Royston Market. R = >800m
Railway	from an existing or	K = >00011
Station	proposed train	3,524m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the highway network,	Negative effects capable of appropriate mitigation.
	where there is	initigation.
	available capacity?	Minor negative effects incapable of
	. ,	mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway.
		The promoter has indicated that access could be obtained.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC066	
Consultation Reference numbers:	
Site name/address: Land off the Causeway,	Bassingbourn
Map:	
Drein Pol	singbour Cemetering and a species pour and adjoint outside
residential development to the west and south countryside to the north.	astern edge of Bassingbourn and adjoins existing a, Bassingbourn cemetery to the east, and open dered by trees and hedges and is visible from The Itural use.
Proposed use(s): 30 dwellings	
Site size (ha): South Cambridgeshire: 1.03 ha	Э.
Potential residential capacity: 28 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

	heat and or set	
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
M ²	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLUTION	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development velikely to import on oin
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality? Is the site within or	acceptable.
AQMA		GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
FUILUUT	Odour, light noise	full mitigation.
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4303.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to it
		being adjacent to military land. Potential for
		benefits through remediation of any
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		CREEN - Doog not contain is not adjacent
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites designated for	recognised as containing protected species, or local area will be developed as
	nature	•
	nature	greenspace. No or negligible impacts.

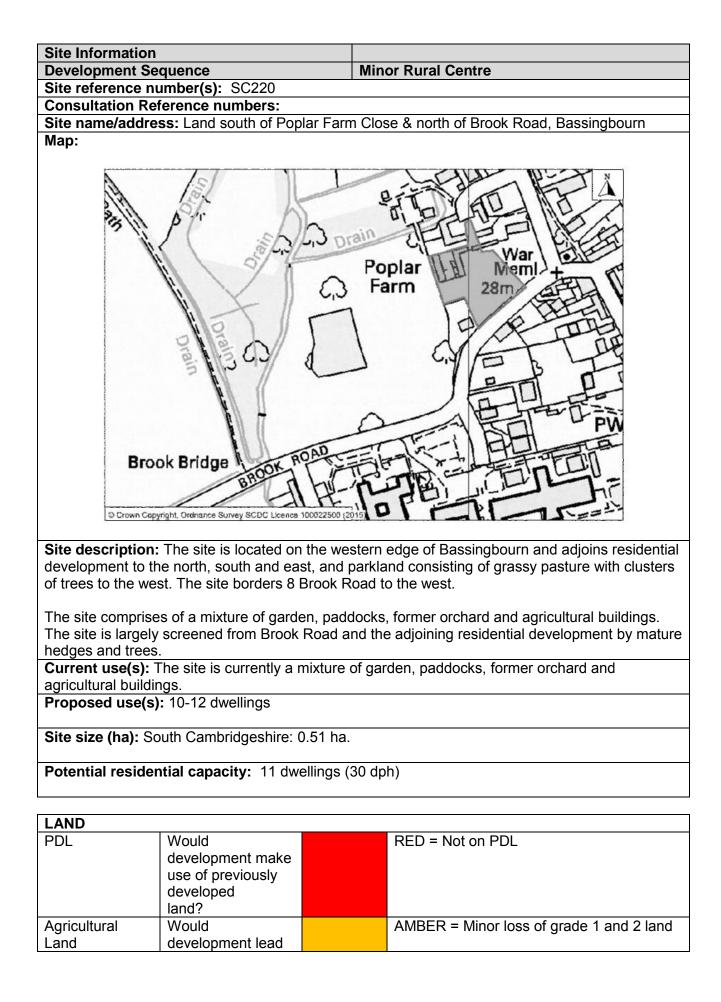
r	-		1
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	-		•
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		AMBER = Any adverse impact on protected
110	site or immediately		trees capable of appropriate mitigation
	adjacent protected		trees capable of appropriate mitigation
			There is an oak tree with a Tree
	by a Tree Preservation Order		
			Preservation Order in private ownership
	(TPO)?		along the western boundary of the site. The
			boundaries of this site appear to be heavily
			treed and need to be accommodated
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		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 1	L TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
			Significant nogative impact (development
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of the site would
			result would result in a reduction of the
			green separation between the villages of
			Bassingbourn and Kneesworth, would
			change the open character of this area, and
			would affect the settings of listed buildings,
•	•		

			the village and the conservation area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
rownscape	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
			conflicts with townscape character, minor
	townscape		
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		open character of this part of the village.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		5
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- development of the site is likely to have a
	buildings,		significant adverse impact on the settings of
	registered parks		the listed buildings. Archaeological potential
	and gardens and		will require further information but the
	scheduled		assumption for a neutral impact is that it is
	monuments)?		likely appropriate mitigation can be
	monuments):		achieved through the development process.
CLIMATE CHA	NGF		achieved through the development process.
Renewables	Will it support the		AMBER = Standard requirements for
1 Concernation	use of renewable		renewables would apply
	energy resources?		Tenewables would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zono 1 and no drainago issues that
			Flood Zone 1 and no drainage issues that
	I TH AND WELL BEING	<u> </u>	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		
Distance	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6km ACF from centre of the site to
			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		143m ACF from centre of the site to land
	teenagers?		east of Elbourn Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact

T	_ (I ₁ -	1
Traveller	the	No offert en sitely en statements
	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	538m ACF to the village pharmacy -
	centre?	location chosen as representation of central
		point of a cluster services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	377m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 donitioo	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 Communities	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	communities?	
	Does it address	AMPER - 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	

ShoppingWill it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,GREEN = No effect or would sup vitality and viability of existing cent vitality or viability of existing cent indicator is likely to apply particu	entres
hierarchy, supporting the vitality and viability of Cambridge, bierarchy, Development would have no effect vitality or viability of existing cent indicator is likely to apply particu	
supporting the vitality and viability of Cambridge, Development would have no effect vitality or viability of existing cent indicator is likely to apply particu	vet on
vitality and viability of Cambridge, vitality or viability of existing cent indicator is likely to apply particu	hot on
of Cambridge, indicator is likely to apply particu	
	tres. The
	larly to sites
town, district and which include retail, offices, or le	isure uses.
local centres?	
Employment - How far is the RED = >3km	
Accessibility nearest main	
employment 15.8km ACF from centre of site t	o South
centre? Cambridgeshire 008A (Cambour	
Business Park)	
	/ allocation
	/ anocation
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 impre	ovements
infrastructure, required, but constraints can be	addressed.
including There is insufficient spare capac	
communications the distribution zone to supply th	•
infrastructure and number of proposed properties w	
broadband?	
were to be developed. The sewe	
network is approaching capacity.	•
Education Is there sufficient AMBER = School capacity not su	
	miliyaleu
capacity?	t alongificant
School capacity not sufficient, bu	
issues can be adequately addres	ssea.
Distance: How far is the $R = >800m$	
Primary nearest primary	
School school? 996m ACF from centre of site to	
Bassingbourn Primary School.	
Distance: How far is the G = Within 1km (or site large end	ough to
Secondary nearest secondary provide new)	
School school?	
0.8km ACF from centre of site to	,
Bassingbourn Village College.	
TRANSPORT	
Cycle Routes What type of cycle RED = No cycling provision or a	cycle lane
routes are less than 1.5m width with mediur	
5 5	
the site? high cycle accident rate to acces	
facilities/school. Poor quality off	
HQPT Is there High RED = Service does not meet th	1 12
Quality Public requirements of a high quality pu	ıblic
5	ıblic

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



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

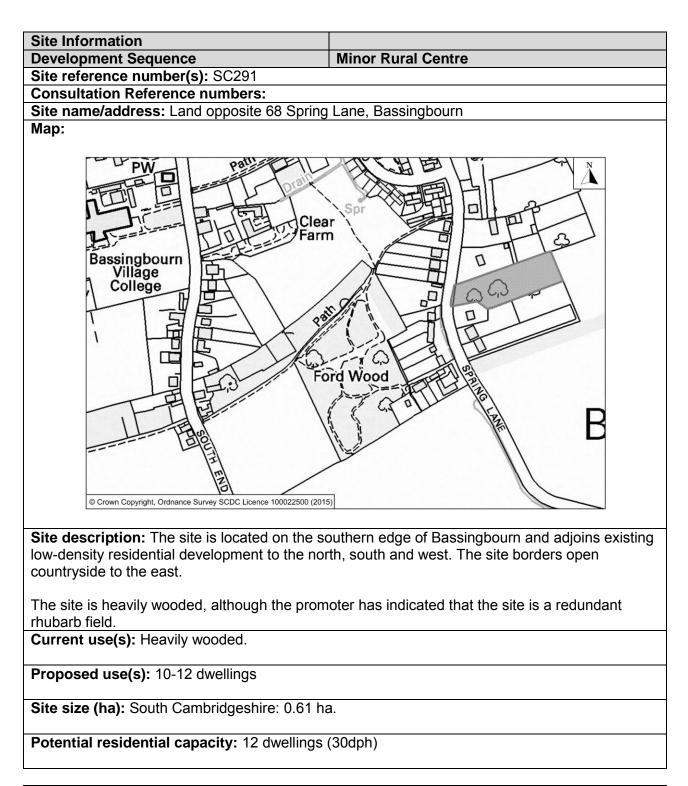
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiverony	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		initigation.
	native species, and		Assumptions for a neutral impact are that
	-		
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
700	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Trees with Tree Preservation Orders are
	Preservation Order		present on the boundary of the site and
	(TPO)?		should be retained using current best
			practice and guidance unless detailed tree
			surveys prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TO	WNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		G F F F F F F F F F F
	landscape		development of the site would result in the
	character?		loss of mature trees and enclosed areas of
			grassland along the western edge of the
			village.
			111090.
			Development of this site would have a
			significant adverse impact on the landscape
			and townscape of this area.

		(UPDATE to reflect SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage. Development of this site would have a significant adverse impact on the landscape and townscape of this area.
		(UPDATE to reflect SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAN		
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 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 0.3km ACF from centre of the site to

		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	344m ACF from centre of the site to land
	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	256m ACF to the village pharmacy -
Contro	centre?	location chosen as representation of central
		point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 -> 000m
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	571m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	satisfactory 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 with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

		1
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	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	
71000001011119	employment	15.8km ACF form centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employmont	Would	G = No loss of employment land / allocation
Employment - Land	development result	is for employment development.
Lanu	in the loss of	
	employment land,	
	or deliver new	
	employment land?	ODEEN. Evisting inforcementary likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	G = <400m
Primary School	nearest primary	
-	school?	271m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	. ,
		0.2 km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
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
L		

	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score	mechanism has	
(SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		
		155m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		4 20km ACE from the control of the cite to
Centre		4.36km ACF from the centre of the site to
Distance	Llow for is the site	St. Ives Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	2 520m ACE from control of the site to
	proposed train station?	3,529m ACF from centre of the site to
Access	Will it provide safe	Waterbeach Station. GREEN = No capacity / access constraints
700000	access to the	identified that cannot be fully mitigated.
	highway network,	identified that carnot be fully fillingated.
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	
	the M11 or the	A14
Dollution	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
		Development not on land likely to be
		contaminated. Farm buildings on site so
		may need to be assessed.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Intigation
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	crivit of inficint i	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	
		1

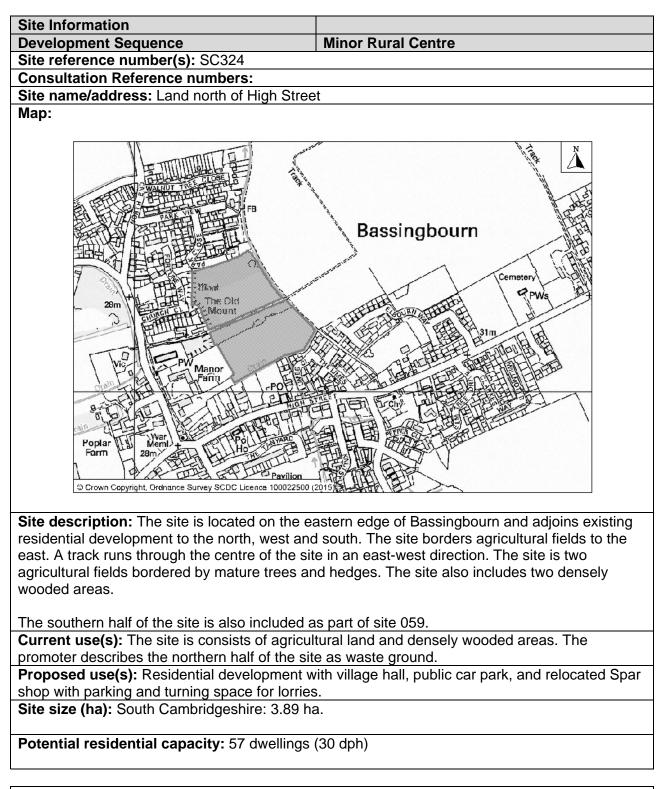
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
IFO	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		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULIUKAL HI	ERITAGE
Landscape	Will it maintain and enhance the		AMBER = negative impact on landscape
	diversity and		character, incapable of mitigation.
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Incompatible with linear nature of village.
	character, including		
	through		
	appropriate design		
	and scale of		

	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II* Morden Hall and impact on grade I St Marys church to north of site. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE		
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	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?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 303m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or	How far is the site from the nearest		G = <400m
Local Centre	District or Local		210m ACF from the centre of the site to th

	centre?	King Edward VII pub central in relation to
	Centre?	•
Distance: City	How far is the site	services and facilities within the village. R =>800m
Centre	from edge of	K =>800III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	9 - 40011
Service	centre or GP	268m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiilles	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
Facilities	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	
Communities	with existing	
	communities?	
ECONOMY	communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Kings Hedges? Would allocation	
	Kings Hedges? Would allocation result in	
	Kings Hedges? Would allocation result in development in	
	Kings Hedges? Would allocation result in development in deprived wards of	
Shonning	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = No effect or would support the
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the vitality and viability of existing centres
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy,	vitality and viability of existing centres
Shopping	Kings Hedges? Would allocation result in development in deprived wards of <u>Cambridge?</u> Will it protect the shopping hierarchy, supporting the	vitality and viability of existing centres Development would have no effect on
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	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
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the 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
Shopping Employment -	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	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	
Accessionity	employment	16.3km ACF form centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	oentre .	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntico	level of investment	sufficient
	in key community	Sumolent
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	······································
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	738m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.6km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		GG – Within 400m (0)
station		233m ACF from the centre of the site to the
Station		nearest bus stop
Frequency of		R = Less than hourly service (0)
Public		R - Less than houry service (0)
Transport		
Public		G = 21 to 30 minutes (4)
transport		G = 21.0000 minutes (+)
journey time to		29 minutes from Guilden Morden to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.29km ACF from the centre of the site to
Contro		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,891m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	, , ,
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
Minerale	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	Development unlikely to impost on oir
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIMA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to
		historic maps indicating some infilled land.
		Potential for benefits through remediation of
		any contamination.
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		CREEN - Doop not contain is not adjacent
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent to designated for nature conservation or
01165	protected species and protect sites	recognised as containing protected species,
	and protect siles	recognised as containing protected species,

designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) or local area will be developed as greenspace. No or negligible impacts. Biodiversity Would development reduce habitat fragmentation, enhance 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 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 The site includes a protected horse chestnut tree. Green Infrastructure Will it improve 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 The site includes a protected horse chestnut tree. LANDSCAPE_TOWNSCAPE AND CULTURAL HERITAGE Neutral impact (existing features retained, or appropriate mitigation			
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that appropriate design and mitigation measures would be achieved through the development process.		infrastructure?	Assumptions for a neutral impact include
measures would be achieved through the development process.			
development process.			
Landscape Will it maintain and RED = Significant negative impact on	Lanuscape		
enhance the landscape character, no satisfactory			
diversity and mitigation measures possible.		5	mitigation measures possible.
distinctiveness of		distinctiveness of	
landscape Development of the site would result in the		landscape	Development of the site would result in the
character? encroachment of built development into the			
enclosed fields that form a soft edge to the			
village and provide a rural setting for the			•
			•
listed buildings and conservation area, and			Listed Duildings and conservation area and
wooded and enclosed area of the village.			 would also change the rural character of this
Development of this site would have a			would also change the rural character of this wooded and enclosed area of the village.

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

Renewables	Will it support the	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
		The majority of the site is Flood Zone 1
		The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2, 3a
		and 3b along the eastern boundary, part of
		the southern boundary and also running
		east-west across the centre of the site.
HUMAN HEAL	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
eben ebene	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.4km ACF from centre of the site to
		Bsssingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	129m ACF from centre of the site to land
-	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	G = <400m
District or	from the nearest	9 = <40011
Local Centre	District or Local	226m from nearest centre ACF
	centre?	(Bassingbourn, 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	487m ACF from centre of site to The
	service?	Surgery, Bassingbourn
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. The promoter
	health, education	has indicated that the site will include a
	and leisure (shops,	relocated Spar shop with public car park.
	post offices, pubs	
Community	etc?)	
Community	Will it encourage	GREEN = Development would not lead to

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

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	628m ACF from centre of site to
		Bassingbourn Community Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
Ochool	3011001:	0.5km ACF from centre of site to
TRANSPORT		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 16
	consider access to	
	and quality of	UPDATE: Score updated from 18 to 16 to
	public transport,	reflect total of the scores below.
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		251m to nearest bus stop ACF
		(Bassingbourn, The Limes)
Frequency of		RR= Less than hourly service (0)
Public		
Transport		Less than hourly service (127 service)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		20-25 Minutes (Bassingbourn, The Limes to
City Centre		Royston, Bus Station)
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.44km ACF to Royston
Distance:	How far is the site	R = >800m
Railway	from an existing or	2 G10m ACE from contro of the site to
Station	proposed train	3,619m ACF from centre of the site to
•	station?	Royston Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
/100000	•	
100000	access to the highway network,	Negative effects capable of appropriate mitigation.

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

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

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	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	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
		included within a protection zone.
BIODIVERSITY		· · ·
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	5 ····
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	isouny designated	
	sites)	
Biodiversity	sites) Would	AMBER = Development would have a

	development reduce habitat fragmentation, enhance	negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
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 TO	WNSCAPE AND CU	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including	 AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation).

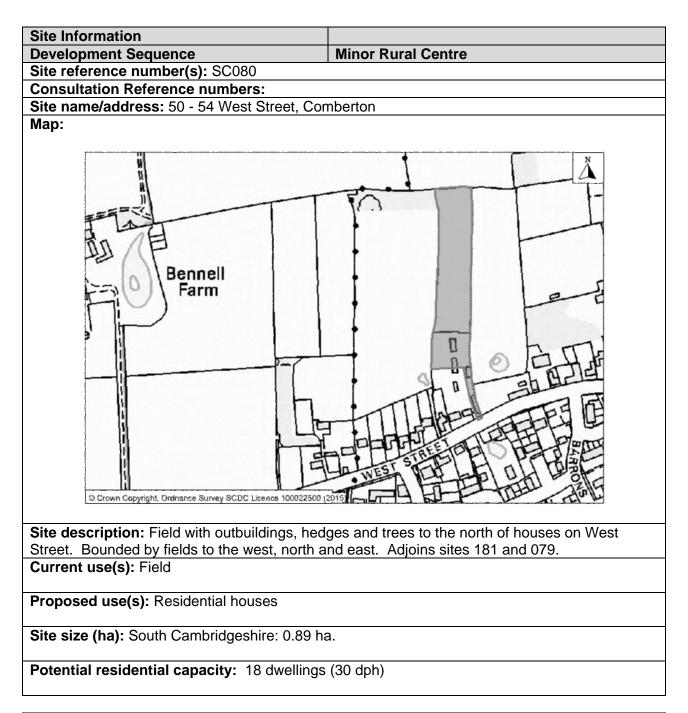
Green Belt	through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes?		Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development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

	space2	
Distance:	space? How far is the	GREEN = <1km or onsite provision
		GREEN = < TKIT OF OFISILE PROVISION
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to
		Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	477m ACF from centre of the site to Skate
	teenagers?	Park at Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	•	
Distance	Showpeople? How far is the site	G = <400m
Distance:		G = <40011
District or Local	from the nearest	000m from the contract the city to the media
Centre	District or Local	266m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	424m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
Community	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within

	· · ·	· · · · ·
	and employment deprivation particularly in Abbey Ward and	Cambridge according to the Index of Multiple Deprivation 2010.
	Kings Hedges? Would allocation	
	result in development in	
	deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge,	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main	RED = >3km
	employment centre?	5.3km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient
	services and infrastructure, including	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
	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 sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places.
		Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?	 A = 400 - 800m 628m ACF from centre of site to Meridian Primary School, Comberton.

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

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

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

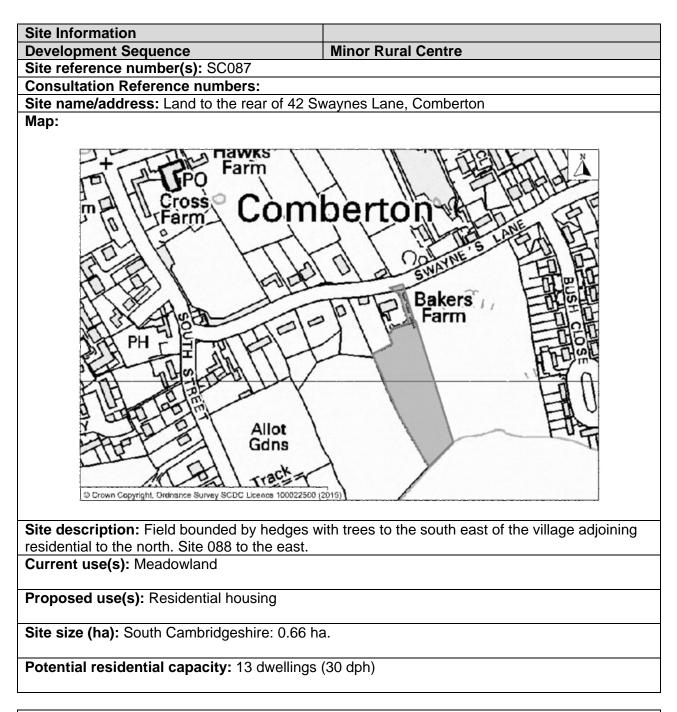
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through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

r		
	and scale of development?	which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms a part of the setting of a nearby Listed Building. 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 within at flood risk?	GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 523m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	AMBER = No Impact. No effect on pitch or plot provision.

	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre		314m from the centre of the site to the main
	District or Local centre?	
	centre?	cross roads, a central point in the village
Distance Oite	Llow for in the site	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	A 400 000
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	456m ACF from centre of site to Comberton
	service?	 Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	The site lies to the rear of an area
	communities?	characterised by linear development, away
		from the street frontage.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	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	5.4km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Ounties	level of investment	sufficient
	in key community	Sundent
	services and	Minor Utilitios Infrastructura improvomenta
		Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	678m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
	501001?	0.4km ACE from control of site to Comberter
		0.4km ACF from centre of site to Comberton
TRANSDORT		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)

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



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

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

Image: species and help deliver habitat restoration (helping to achieve biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?mitigation.TPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreenWill it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?AMBER = No significant opportunities or loss of existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate mitigation possible). Assumptions for a neutral impact include that appropriate mitigation protected through delivery of and access to green infrastructure?LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGERED = Significant negative impact on Green Belt purposes regarding the setting, scale and character of Comperton by increasing the footprint of the village, and by the development of and access to will be achieved through the diversity and distinctivenees of landscape character of the village. Development of and acces region and mitigation measures possible.LandscapeSignificant Negative Impact (Development conflicts with landscape character of the village. Development of land scape character of the village. Development of land scape regarding the setting, scale and character of the village. Development of land scape fields to the village and the large arabite fields to the south, introduce development beind the			
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			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views
			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would
setting of Comperton			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape
Townscape Will it maintain and RED = Significant negative impact on			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting of Comberton.
			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape

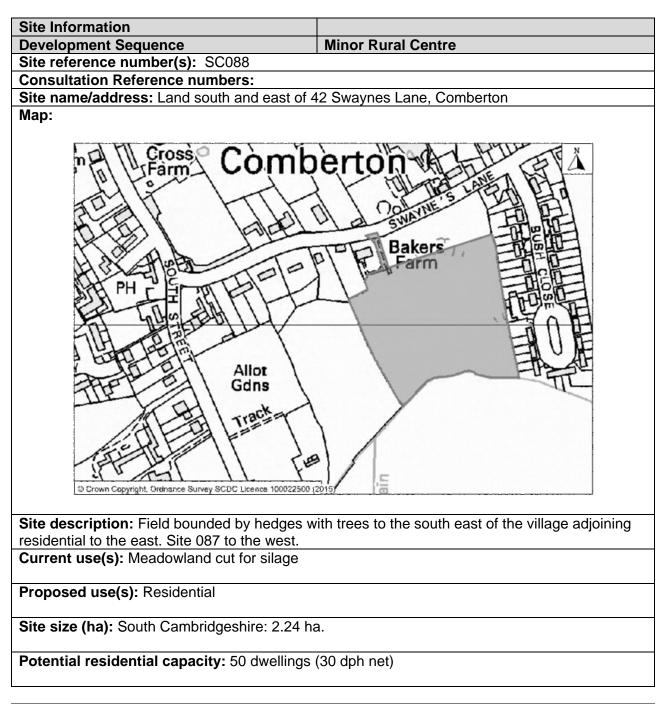
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, significant negative impacts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

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

	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 aciiiiies		
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	3 1 1 1
	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	vitality and viability of existing centres.
	hierarchy,	many and maciny of chiefing control
	supporting the	Development would have no effect on
		-
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.9km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Junues	level of investment	sufficient.
	in key community	Minor I Itilition Infractivity in Strengtheres
	services and	Minor Utilities Infrastructure improvements
1	infrastructure,	required, but constraints can be addressed.

		
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
		which could arise if all the SHLAA sites
	broadband?	
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN = Non-residential development /
		•
Capacity	education	surplus school places
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
D : /		
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	450m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance	How far is the	
Distance:		G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Comberton
		Village College.
TRANSPORT		village obliege:
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
	the site :	
		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	· · · · · · · · · · · · · · · · · · ·	AMBER = Score 10-14 from 4 criteria below
Sustainable	Scoring	
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
\```'	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
		G = vviu m 000m (4)
stop / rail		
station		408m ACF from the centre of the site to the
		nearest bus stop.
⊢ _		R = Hourly service (2)
Frequency of	1	$\alpha = 1.5$ any 501 100 (2)
Frequency of		
Public		
Public Transport		
Public		G = 21 to 30 minutes (4)
Public Transport		G = 21 to 30 minutes (4)

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



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 agricultural land?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	

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

reduce habitat fragmentation,		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 by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Will it improve access to wildlife and green spaces, through delivery of and access to 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.
Will it maintain and enhance the diversity and distinctiveness of landscape character?	JLTURAL H	RITAGERED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.Significant Negative Impact (Development conflicts with landscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.RED = Significant negative impact on
	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? OWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	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 AND CULTURAL HI Will it maintain and enhance the diversity and distinctiveness of landscape character?

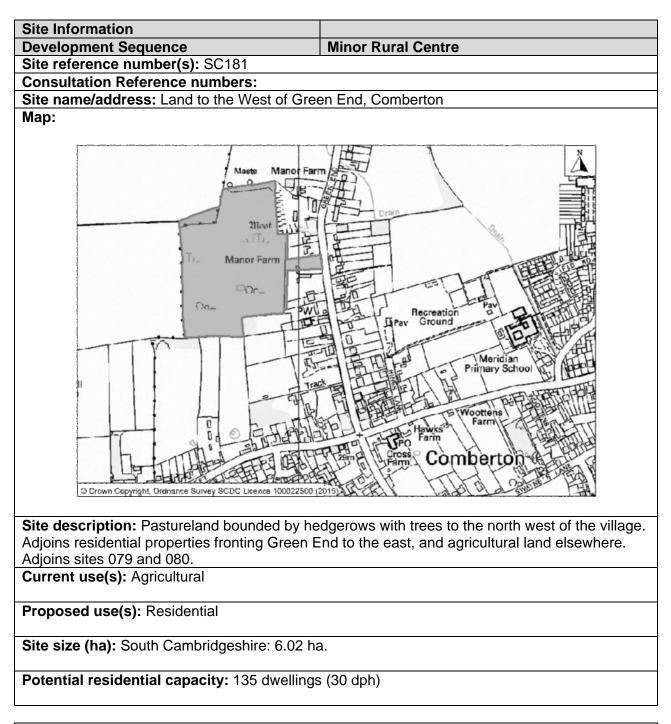
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable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

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

r		· · · · · · · · · · · · · · · · · · ·
	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	
Communico	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
(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	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
		vitality and viability of existing centres.
	hierarchy,	Development would have no offect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Employment	local centres?	RED = >3km
Employment -	How far is the	
Accessibility	nearest main	1 9km ACE from contro of site to Combridge
	employment	4.8km ACF from centre of site to Cambridge
Employment	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.

	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbarid :	
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Capacity	capacity?	
	capacity :	Incutticiant anama achaol conceitu but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance	Llow for is the	
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	428m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary		provide new)
	nearest secondary	
School	school?	
		0.9km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		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	· · · · · · · · · · · · · · · · · · ·	AMBER = Score 10-14 from 4 criteria below
	Scoring	AIVIDER = SCOLE TO-14 HOLL 4 CHIERA DEIOW
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
		401m ACF from the centre of the site to the
-		
station		
station		nearest bus stop.
station Frequency of		
station Frequency of Public		nearest bus stop.
station Frequency of		nearest bus stop.
station Frequency of Public		nearest bus stop. R = Hourly service (2)
station Frequency of Public Transport		nearest bus stop.

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



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

Minorala		ODEEN. Sito is not within an allocated an
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	inpuot.
	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	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	Development not on land likely to be
		contaminated
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY	<u> </u>	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated). Ecological
	geodiversity?	value of ponds and site should be
	(Including	investigated prior to development.
	International and	
	locally designated	
<u> </u>	sites)	
Biodiversity	Would	AMBER = Development would have a

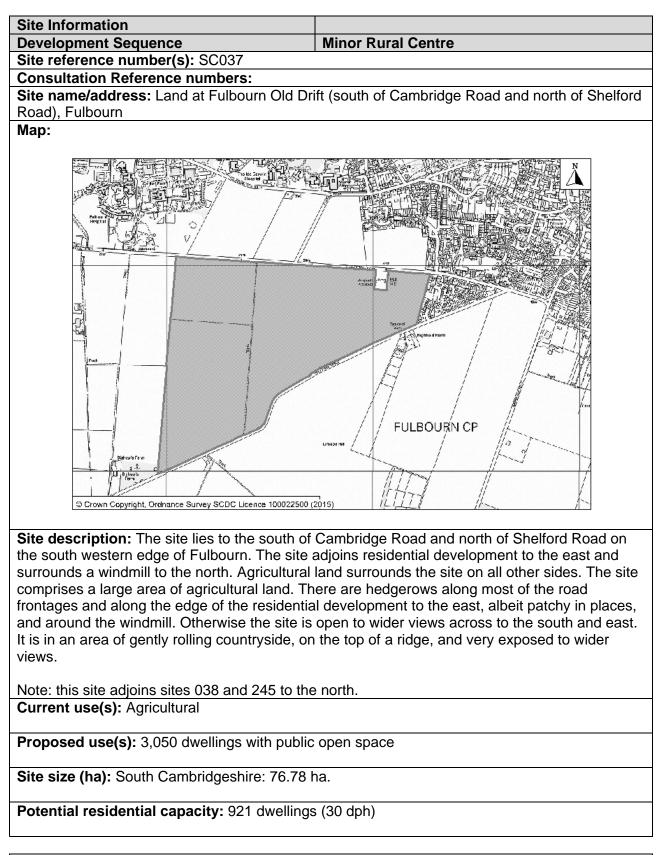
	development reduce habitat fragmentation, enhance		negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
ТРО	infrastructure)? 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 groop		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation
	green infrastructure?		measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Adverse impact on Green Belt purposes. The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton. AMBER = negative impact on townscape
	enhance the diversity and distinctiveness of townscape character, including through		character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development of this site would also

	appropriate design and scale of development?		introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the townscape of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		 RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Major adverse impact on backdrop and open rural functional settings of Manor and Manor Farmhouse, Listed Grade II, which are within 10 metres of the site. Non- statutory archaeological site – Former moated site adjacent. Ridge and furrow earthworks of medieval agriculture survive in this area; part of the field systems associated with the medieval village.
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Site in 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: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 405m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact No effect on pitch or plot provision.

	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	N = +00 000m
Local Centre	District or Local	437m from the centre of the site to the main
Local Ochile	centre?	cross roads, a central point in the village
	oontro :	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	226m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing communities?	The site is a large area of backland
	communities?	The site is a large area of backland development in a part of the village
		characterised by linear development.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(20	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	
Accessionity	employment	5.2km ACE from contro of site to Combridge
		5.2km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
		•
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
especty	capacity?	
	capacity :	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
Distance:	4	VC.
	How far is the	VC. A = 400 - 800m
Primary	nearest primary	A = 400 - 800m
Primary	nearest primary	A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Primary	nearest primary	A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary	A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school?	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary school? What type of cycle	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local
Primary School Distance: Secondary School TRANSPORT Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site? Is there High	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Primary School Distance: Secondary School TRANSPORT Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	 A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria.
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		430m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		22 Minutos from Comportos to Compridge
journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.25km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,328m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - no direct
		access link to the public highway.
Non Cor	Mill it make the	Uncertainty regarding effect on Green End.
Non-Car Facilities	Will it make the	AMBER = No impacts
Facilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling lacilities?	



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

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

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

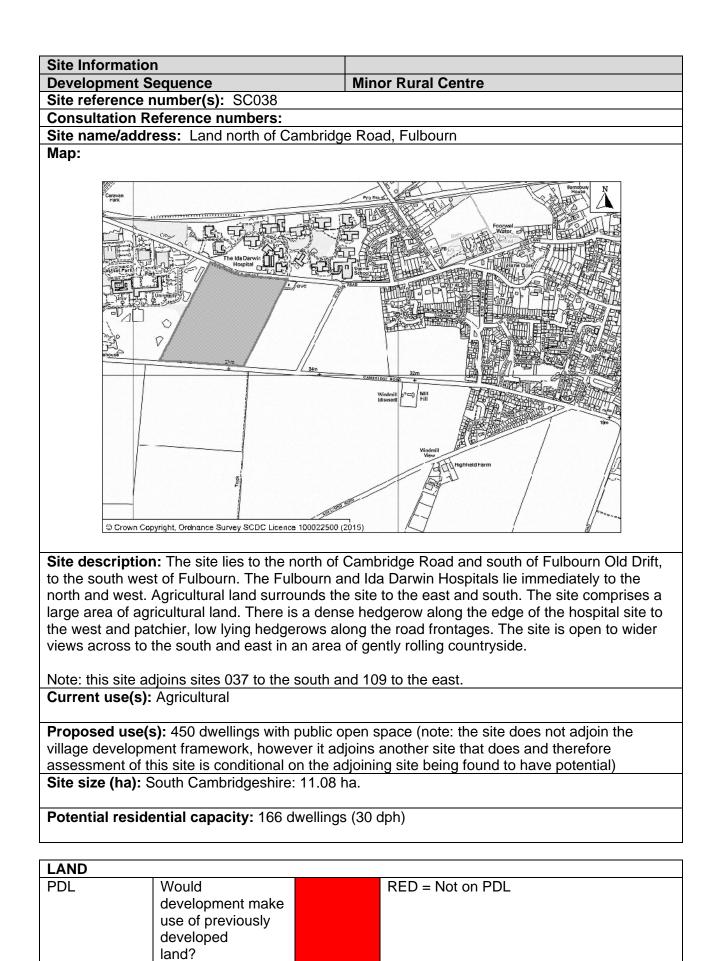
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			setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development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

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

		and of new residents and will not import
	local centres?	needs of new residents and will not impact
Employ mont	Llow for is the	on other centres. AMBER = 1-3km
Employment -	How far is the	ANBER = $1-3$ Km
Accessibility	nearest main	1 Olym ACE from control of site to South
	employment	1.2km ACF from centre of site to South
	centre?	Cambridgeshire 011B (Fulbourn, including
Free relies was a ref	Maula	Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	ODEEN. Evicting inforcementary likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Major utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	The electricity, mains water, gas and
	communications	sewerage systems will need reinforcement
	infrastructure and	to increase capacity.
F alses of a s	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	here (C along the second second second second second
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
Distance	Llow for in the	places.
Distance:	How far is the	R = >800m
Primary School	nearest primary school?	1 110m ACE from control of oits to Eulhourn
School	SCHOOL?	1,448m ACF from centre of site to Fulbourn
Distance	Llow for is the	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary school?	6.3km ACF from centre of site to Bottisham
School	SCHOOL?	
TRANSDORT		Village College.
TRANSPORT	What type of cycle	AMBER = Medium quality off-road path.
Cycle Routes	routes are	A = Wealum quality on-road path.
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
-		Total score of 13.
Score (SCDC)	been developed to consider access to	101al 30018 01 13.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

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



Agricultural	Mould	AMPED Minor loss of grade 4 and 0 land
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	Minor loss of best and most versetile
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - site is all
	versatile	Grade 2 (11.08 ha.).
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	-	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. The South of the site is bounded by
	receptor or	the busy Cambridge Road and to the North
	generator	Fulbourn Old Drift. Traffic noise will need
	(including	assessment. However residential use is
	compatibility with	likely to be acceptable with careful noise
	neighbouring	mitigation. There are also industrial /
	uses)?	commercial type units to north at Ida Darwin
		but these are a low to moderate risk in
		terms of adverse noise and cooking odour
		impact as it is understood that the Ida site
Contamination		will be developed in near future.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination. Site is
		adjacent to current industrial / commercial
		use and may need investigation.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zones 2 and 3 which does not
		rule out development but may influence land
	<u> </u>	use or require pollution control measures.

			Assumptions for a next 12 to the
			Assumptions for a neutral impact are that appropriate standards and pollution control
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater.
BIODIVERSITY			CREEN Doog not contain is not adjacent
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or
Olles	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, enhance		mitigation.
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (ovicting factures retained
	and access to 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 enhance the		RED = Significant negative impact on landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		

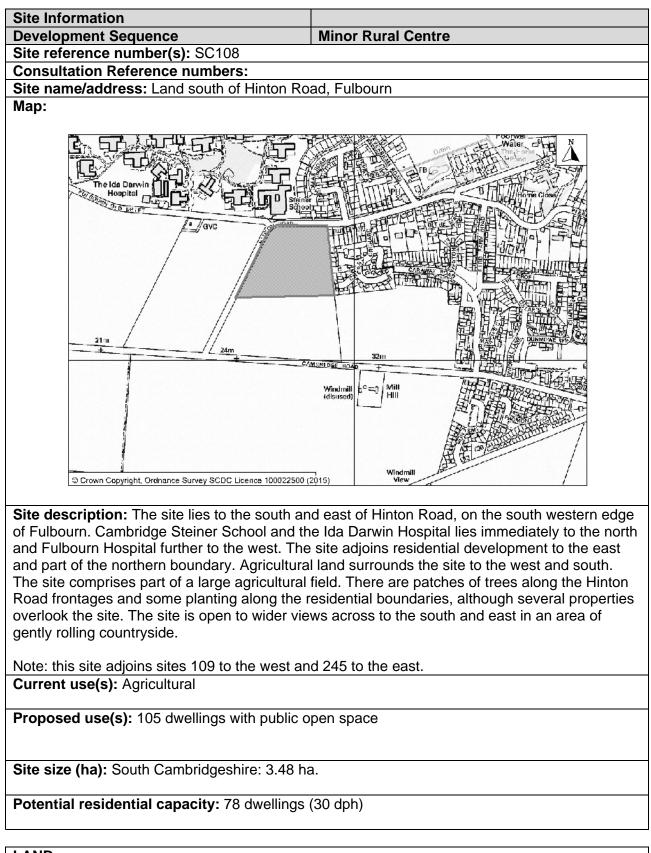
-	T	
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	character, including through appropriate design and scale of development?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting of the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.
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	6	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter includes open space as part of
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		the development. GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km ACF from centre of the site to
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		Teversham Recreation Ground.GREEN = <400m or onsite provision
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,392m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		 AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No facilities last and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Poorly related to the existing built-up part of
		the village, located some distance to the
ECONOMY		west.
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 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,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
Employment -	How far is the	on other centres. 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.
		0.6km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
Utilities	employment land?	CREEN - Existing infractructure likely to be
Unines	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient.
	in key community	Cumoloni.

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

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



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

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

Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		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). AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		negative impact on existing features or network links but capable of appropriate
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.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Will it improve access to wildlife and green spaces, through delivery of and access to 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.
	JLTURAL HE	
Will it maintain and enhance the diversity and distinctiveness of andscape 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
PI m ccoedin bein a coordination of the coordinatio of the coordination of the coordin	an targets, and aintain onnectivity etween green frastructure)? re there trees on te or immediately djacent protected v a Tree reservation Order PO)? fill it improve ccess to wildlife ad green spaces, rough delivery of ad access to een frastructure? VNSCAPE AND CU fill it maintain and ahance the versity and stinctiveness of ndscape	an targets, and aintain onnectivity etween green frastructure)? re there trees on te or immediately djacent protected r a Tree reservation Order PO)? fill it improve ccess to wildlife and green spaces, rough delivery of ad access to een frastructure? VNSCAPE AND CULTURAL HI fill it maintain and ahance the versity and stinctiveness of ndscape

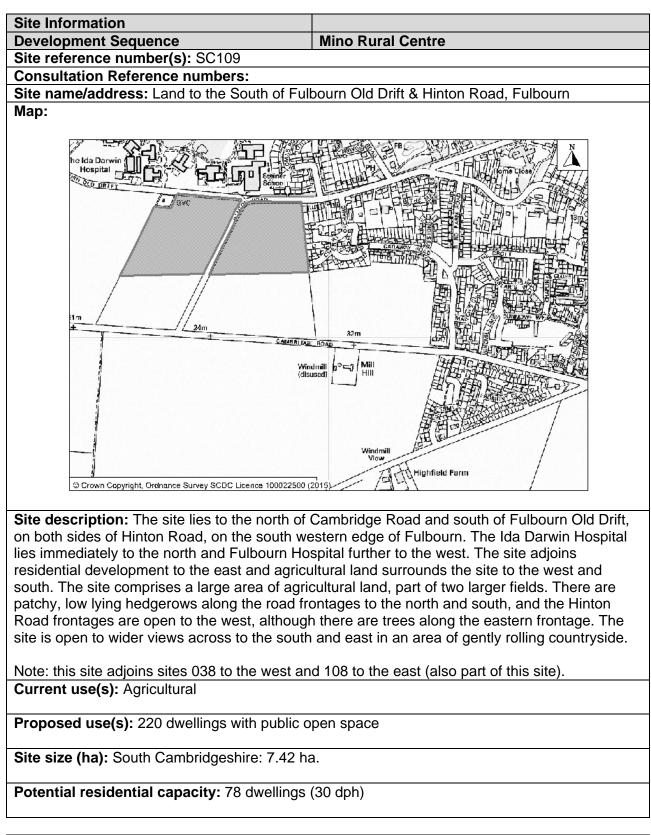
		de	evelopment in this very visible location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RE tow mit Sig col sig mit loc se sig se we we we wo ea wo ea Fu	ED = Significant negative impact on wnscape character, no satisfactory itigation measures possible. gnificant Negative Impact (Development onflicts with townscape character, with gnificant negative impacts incapable of itigation) - The development's scale and cation and would extend existing ettlements in a way that would have a very gnificant adverse effect on existing ettlements. The site is adjoins the south estern edge of Fulbourn and development ould adjoin residential properties to the ast. However, development in this location ould reduce the separation between the cisting built areas of Cherry Hinton and ulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		ED = Significant negative impact on reenbelt 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)?	wit an im Min (in site Gr Co de im wit Ard inf im min	MBER = Site contains, is adjacent to, or thin the setting of such sites, buildings ad features, with potential for negative spacts capable of appropriate mitigation inor Negative Impact on historic Assets acapable of satisfactory mitigation) – The te forms an important part of the setting a rade II Listed Building and the two conservation Areas. However, with careful esign it may be possible to mitigate any apact on the wider historic environment th a smaller scale of development. The formation but the assumption for a neutral apact is that it is likely appropriate itigation can be achieved through the evelopment process.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?	rer	MBER = Standard requirements for newables would apply
Flood Risk	Is site at flood risk?	Flo	REEN = Flood Zone 1 / low risk ood Zone 1 and no drainage issues that innot be appropriately addressed
Open Space	Will it increase the		REEN = Assumes minimum on-site
	quantity and quality of publically	pro	ovision to adopted plan standards is ovided onsite

	accessible open	Development would exect miner
	space?	Development would create minor
		opportunities for new public open space as
		the promoter includes open space as part of
		the development.
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.6km ACF from centre of the site to
		Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	345m ACF from centre of the site to land at
	teenagers?	Roberts Way, Fulbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Over 1,000m ACF from the centre of the
	centre?	site Fulbourn High Street -a cluster of
	oonno.	services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = >00011
Ochire	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	IX = >00011
Service	centre or GP	910m ACF from centre of site to Fulbourn
	service?	Health Centre.
Kovload	Will it improve	
Key Local Facilities		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	
0	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 (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	 G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,097m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	5.7km ACF from centre of site to Bottisham
School	school?	Village College.
TRANSPORT		<u> </u>
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
,	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance hus	Tour chiena below.	CC Within $AOOm(C)$
Distance: bus		GG = Within 400m (6)
stop / rail		200m ACE from the control of the cite to the
station		296m ACF from the centre of the site to the
F (nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		R = 41 to 50 minutes (2)
transport		
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.30km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,722m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	

	where there is available capacity?	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



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

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

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

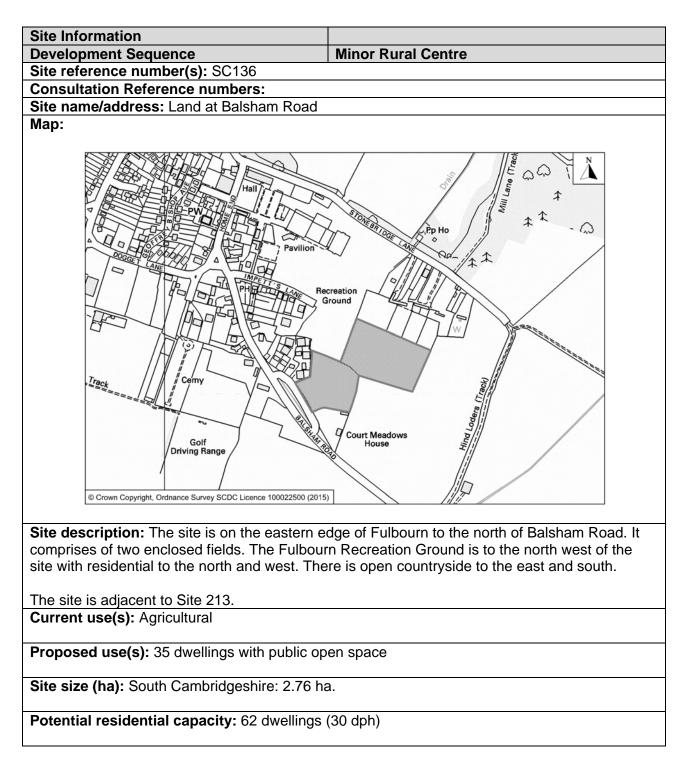
		development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
Townscape	Will it maintain and enhance the diversity and distinctiveness of	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
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	H 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. Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.7km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space for children and teenagers?		377m ACF from centre of the site to land at Roberts Way, Fulbourn.
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?		Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		R = >800m
Service	nearest health centre or GP service?		1,009m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops,		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
	post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the
he te sure t'e se		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	communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
		on other centres.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
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	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,197m ACF from centre of site to Fulbourn
0011001		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.8km ACF from centre of site to Bottisham
School	SCHOOLS	
TRANGROPT		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		209m ACF from the centre of the site to the
Station		nearest bus stop.
Fraguanay of		· · · · · · · · · · · · · · · · · · ·
Frequency of Public		G = 20 minute frequency (4)
Transport Bublic		P = 41 to 50 minutos (2)
Public		R = 41 to 50 minutes (2)
transport		FO Minutes from Fully and Combined
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.21km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,623m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
		isonanoa that ournot bo fully filligatou.

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



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

	versatile	part of site is grade 2.
	agricultural land?	part of site is grade 2.
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	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated.
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 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for	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

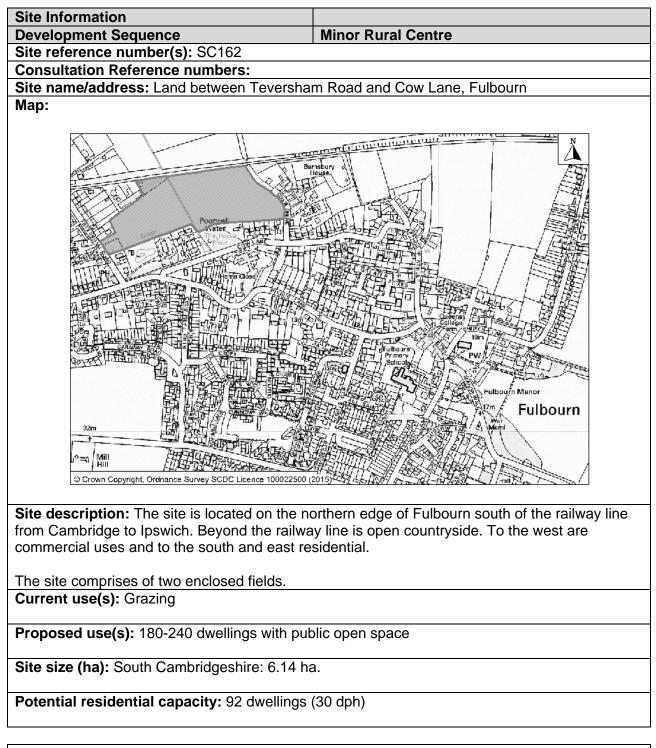
	1 .		NI 10 10 1 1
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadius naitus	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	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		Greatest impact likely to arise through the
	Plan targets, and		loss of open grassland which may be of
	maintain		value as foraging habitat for bats and
	connectivity		badgers. Fulbourn Nature Reserve is
	between green		relatively nearby.
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
-	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are several protected trees within a
	-		
	Preservation Order		field adjoining the site. The TPO area
	(TPO)?		follows the hedgerow of the northwest
_			corner of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		•
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULIURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			•
			mitigation) - the site is prominently located
			on the eastern edge of the village and is
			part of the rural landscape setting of
			Fulbourn.
Townscape	Will it maintain and		AMBER = negative impact on townscape
-	enhance the		character, incapable of mitigation.

diversity and distinctiveness of townscape Minor Negative Impact (development conflicts with townscape character, mi	
character, including through appropriate design and scale of development?	on) -
Green BeltWhat effect would the development of this site have on Green Belt purposes?RED = Significant negative impact on Greenbelt purposes	
HeritageWill it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including 	ngs cant riate (ation) of the major of
require further information but it is like appropriate mitigation can be achieved through the development process.	ly
CLIMATE CHANGE	
Renewables Will it support the use of renewable energy resources? AMBER = Standard requirements for renewables would apply	
Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk	
Flood Zone 1 and no drainage issues cannot be appropriately addressed.	that
HUMAN HEALTH AND WELL BEING	
Open SpaceWill 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 nearest outdoor sports facilities?GREEN = <1km or onsite provision0.2km ACF from centre of the site to Fulbourn Recreation Ground.	
Distance: Play How far is the GREEN =<400m	
Facilities nearest play space for children and teenagers? 325m ACF from centre of the site to Fulbourn Recreation Ground.	
Gypsy & Will it provide for AMBER = No Impact	

Traveller	the	
Taveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	846m ACF from the centre of the site
	centre?	Fulbourn High Street - a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	916m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used for improving existing
	post offices, pubs	facilities of neighbouring recreation ground.
Community	etc?) Will it encourage	CREEN - Dovelopment would not load to
Community Facilities	and enable	GREEN = Development would not lead to the loss of any community facilities or
T domines	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site, well removed from the existing
ECONOMY	<u> </u>	built-up area of the village.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(00.110110.90)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	

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

[1	
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	
		Total agains of 14
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		290m ACF from the centre of the site to the
51011011		nearest bus stop (16 Service).
		nearest bus stop (10 Service).
		696m ACF from the centre of the site to the
		nearest bus stop (Citi 1).
Frequency of		RR = Less than hourly service (0)
Public		
Transport		16 service - less than hourly service.
•		,
		Citi 1 - 20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		16 service - 30 Minutes from Fulbourn to
		Haverhill
City Centre		navennin
		Citi 1 - 50 Minutes from Fulbourn to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.03km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,422m ACF from centre of the site to
Station		
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	•	
	transport, walking	
	or cycling facilities?	



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

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

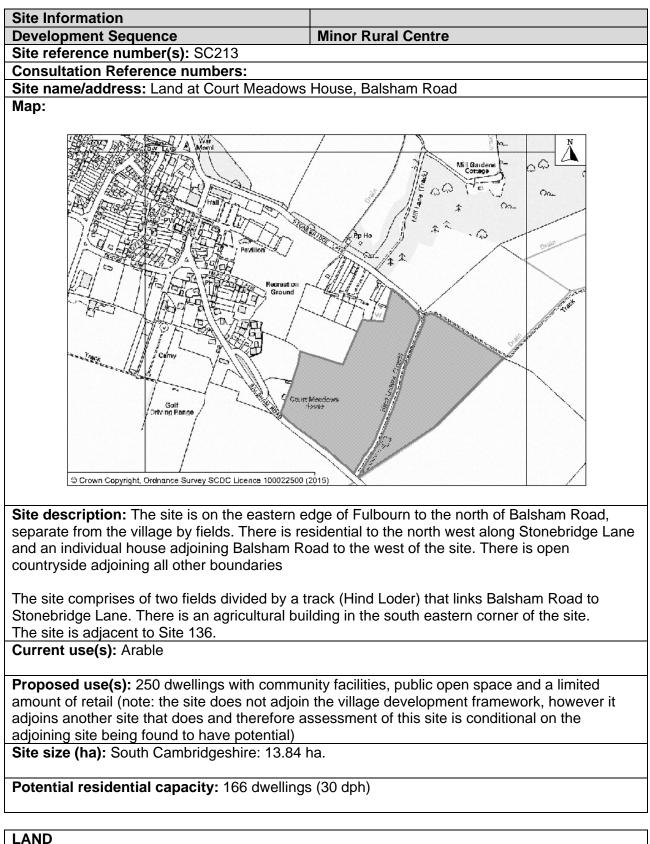
Oitee	nunction of a state of a state		
Sites	protected species		to, or local area will be developed as
	and protect sites		greenspace. No or negligible impacts.
	designated for		No impact on protected sites and species
	nature		(or impacts could be mitigated).
	conservation		
	interest, and		
	geodiversity?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

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

	for children and teenagers?	441m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A = 400 - 800m 748m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	A = 400 - 800m 614m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education 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	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	rogultin	
	result in	
	development in deprived wards of	
	•	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.9km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community services and	mitigation
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	750m ACF from centre of site to Fulbourn
Distance:	How for is the	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	5.1km ACF from centre of site to Bottisham
		Village College.
TRANSPORT		<u> </u>
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

HQPTIs there High Quality Public Transport (at edge of site)?GREEN = High quality public transport serviceSustainable 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 stationGG = Within 400m (6)Total score of 16.Frequency of Public transportGG = Within 400m (6)Frequency of Public transportGG = 20 minute frequency (4)Public transportG = 20 minute frequency (4)Public transportStationPublic transportG = 5km to 10km (4)Oistance: for cycling to City CentreG = 5km to 10km (4)Distance: hailwayHow far is the site from an existing or proposed train station?R = A1 to 50 minutes of the site to Cambridge Market.Distance: RailwayHow far is the site from an existing or proposed train station?R = No capacity / access constraints			facilities/school. Poor quality off road path.
Transport (at edge of site)?Transport (at edge of site)?Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.GREEN = Score 15-19 from 4 criteria below Total score of 16.Distance: bus stop / rail stationGG = Within 400m (6) 278m ACF from the centre of the site to the nearest bus stop.Frequency of Public TransportG = 20 minute frequency (4)Public transportG = 20 minute frequency (4)Public transportSo Minutes from Fulbourn to Cambridge.City CentreG = 5km to 10km (4) 6.68km ACF from the centre of the site to cambridge Market.Distance: poposed train stationHow far is the site from an existing or proposed train station?R = >800m S,165m ACF from centre of the site to Cambridge Station.AccessWill it provide safeGREEN = No capacity / access constraints	HQPT		GREEN = High quality public transport
of site)?Sustainable TransportScoring 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 stationGG = Within 400m (6)Frequency of Public TransportGG = Within 400m (6)Frequency of Public transportG = 20 minute frequency (4)Public transportR = 41 to 50 minutes (2)Distance for cycling to City CentreG = 5km to 10km (4)Distance: how far is the site from an existing or proposed train stationR = >800mDistance: taliwayHow far is the site from an existing or proposed train stationR = >800mAccessWill it provide safeGREEN = No capacity / access constraints			service
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TransportPublictransportjourney time toCity CentreDistance forcycling to CityCentreDistance:How far is the siteRailwayFrom an existing orStationproposed trainAccessWill it provide safeR = No capacity / access constraints			
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Distance:How far is the siteR = >800mRailwayfrom an existing or5,165m ACF from centre of the site toStationproposed train5,165m ACF from centre of the site toAccessWill it provide safeGREEN = No capacity / access constraints			6 60km ACE from the control of the site to
Distance: RailwayHow far is the site from an existing or proposed train station?R = >800mStationfrom an existing or proposed train station?5,165m ACF from centre of the site to Cambridge Station.AccessWill it provide safeGREEN = No capacity / access constraints	Centre		
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station?Cambridge Station.AccessWill it provide safeGREEN = No capacity / access constraints		•	5,165m ACF from centre of the site to
access to the identified that cannot be fully mitigated	Access	•	
		access to the	identified that cannot be fully mitigated.
highway network,			
where there is			
available capacity?	Non Cor		AMRED No imposto
Non-CarWill it make theAMBER = No impactsFacilitiestransport network			AIVIDER = NO IMPACIS
safer for public		•	
transport, walking		•	
or cycling facilities?			



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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	salegualueu alea.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality		· · ·
	development of the sites result in an	impact.
		Development unlikely to immediate or air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	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	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a history of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Dovelopment unlikely to affect water quality
		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
		impact on groundwater,
BIODIVERSIT		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
,	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	Initigation
	native species, and	Assumptions for a neutral impact are that
		existing features that warrant retention can
	help deliver habitat	5
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	Greatest impact likely to arise through the
	Plan targets, and	loss of open grassland which may be of
	maintain	value as foraging habitat for bats and
	connectivity	badgers. Fulbourn Nature Reserve is
	between green	relatively nearby.
	infrastructure)?	
TPO	Are there trees on	AMBER = Any adverse impact on protected
	site or immediately	trees capable of appropriate mitigation
	adjacent protected	
	by a Tree	For the full length of Hind Loders (track)
	Preservation Order	there are protected trees.
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
	L FOWNSCAPE AND C	
	Will it maintain and	
Landscape		RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	landscape	Significant Negative Impact (Development
	character?	conflicts with landscape character, with
		significant negative impacts incapable of
		mitigation) - the site is prominently located
		on the eastern edge of the village and is
		part of the rural landscape setting of
		Fulbourn.
Townscape	Will it maintain and	AMBER = negative impact on townscape
•	•	

	1 4		
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE 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
	TH AND WELL BEING		Flood Zone 1 and no drainage issues that cannot be appropriately addressed. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.
Open Space	Will it increase the	, 	GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open		provision to adopted plan standards is provided onsite
	space?		Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

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

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

School	school?	5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria Total score of 12.
Distance: bus stop / rail station		G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop (16 Service).
Frequency of Public Transport Public		RR= Less than hourly service (0) 16 service - less than hourly service. G = 21 to 30 minutes (4)
transport journey time to City Centre		16 service - 30 Minutes from Fulbourn to Haverhill
Distance for cycling to City Centre		G = 5km to 10km (4) 8.29km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,678m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car 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 Informati	ion							
Development		Min	or Rural Centre					
	Site reference number(s): SC214							
	Consultation Reference numbers:							
Site name/ad	dress: Land off Home End	Fulbourn						
Мар:								
	LANE War Memi Hall PW Copyright, Ordnance Survey SCDC Licence 1000	A A A A A A A A A A A A A A A A A A A	Dourn Storespices and the stores of the stor					
to the village h			f Fulbourn east of Home End. It is adjacent There are offices and warehouses on land					
The site comp	rises of a grass field bounde	ad by bod	ae / nost and rail fencing					
	s): Vacant grass land							
Proposed use	e(s): 18 dwellings							
Site size (ha): South Cambridgeshire: 0.52 ha.								
Potential resi	dential capacity: 14 dwellin	ngs (30 d	ph)					
LAND								
PDL	Would development make use of previously developed land?		RED = Not on PDL					
Agricultural Land	Would development lead		GREEN = Neutral. Development would not affect grade 1 and 2 land.					

development lead to the loss of the best and most

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Wincrais	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
5	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 and vibration	adequate mitigation
	problems if the site	Development compatible with some
	is developed, as a	neighbouring uses. Environmental Health
	receptor or	concerned because the site will be
	generator	immediately adjacent to an existing
	(including	skateboard park, play equipment and
	compatibility with	general recreation ground and guide &
	neighbouring	scout club buildings. The site is also
	uses)?	adjacent to Townley Memorial Hall, Home
		End and a Community Facility / Building
		(Fulbourn Sports & Social club) which hold
		entertainment type events such as music
		and theatre / plays. Concern at noise
		disturbance bringing residential use closer
		to these uses. Some minor to moderate
		additional road traffic noise generation
		impact on existing residential due to
		development related car movements but
		dependent on location of site entrance
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to offect water availty
	of the water environment?	Development unlikely to affect water quality. 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
		measures will achieved through the
		development process and will mitigate any
		I development process and will mitigate ally

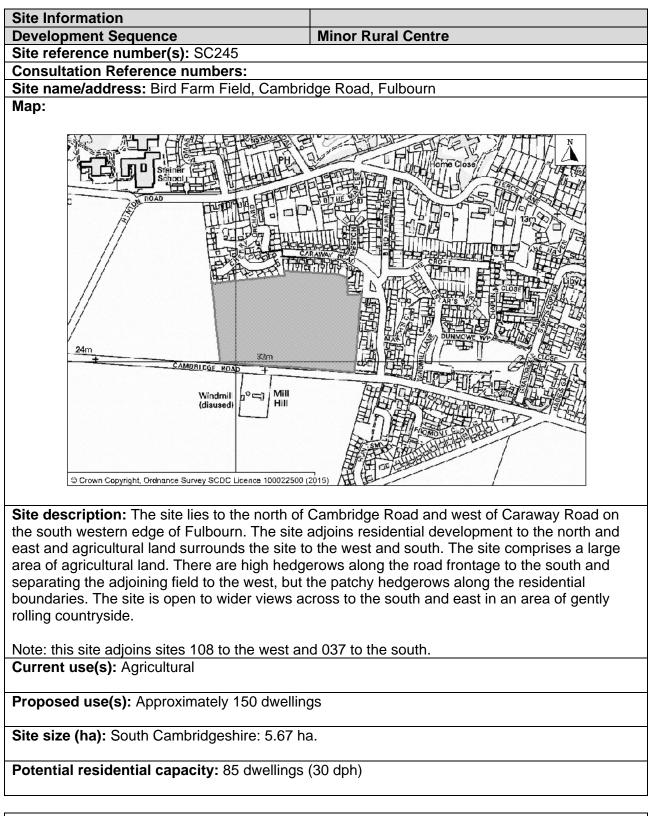
			impact on groundwater,
BIODIVERSITY	/		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation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

			have a significant adverse effect on the
			landscape setting of Fulbourn because it
			would reduce the transitional area including
			the recreation ground on this edge of the
_			village
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		incompatible with linear street pattern
	appropriate design		characteristic of Fulbourn.
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- major effect on settings of listed buildings
	buildings,		in Home End. Major adverse effect on
	registered parks		Conservation Area due to loss of prominent
	and gardens and scheduled		and important open green space, playing
			fields and countryside views.
	monuments)?		Archaeological potential will require further
			information but it is likely appropriate
			mitigation can be achieved through the
CLIMATE CHA			development process.
Renewables	-		AMPER - Standard requirements for
Renewables	Will it support the use of renewable		AMBER = Standard requirements for
			renewables would apply
Flood Risk	energy resources? Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	is site at 1000 fisk?		
			Flood Zono 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that
	│ ſH AND WELL BEING		cannot be appropriately addressed
		, 	GREEN = Assumes minimum on-site
Open Space	Will it increase the		
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Diatangai	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		0.0km ACE from control of the site to
Facilities	sports facilities?		0.2km ACF from centre of the site to

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

r		
	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,	Many and Mability of existing centres.
	supporting the	Development would have no effect on
		vitality or viability of existing centres. The
	vitality and viability	
	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	2km ACF from centre of site to South
	centre?	Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	GG = Development would significantly
	or deliver new	enhance employment opportunities.
	employment land?	childrice employment opportanties.
Utilities	Will it improve the	CREEN - Existing infractructure likely to be
Oundes		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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
		constraints can be appropriately milligated
	capacity?	School conspirut not sufficient but
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	393m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.4km ACF from centre of site to Bottisham
_		Village College.
	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)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		G = Within 600m (4) 402m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport		G = 20 minute frequency (4) Citi 1 - 20 Minute Service.
Public transport journey time to City Centre		A = 41 to 50 minutes (2) Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.72km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,141m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	 RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Highway Authority state no access to public road. UPDATE: Score changed from Green to Red to reflect that access cannot be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

Agricultural	Mould		AMPER Minor loss of grade 1 and 2 land
Agricultural Land	Would development lead		AMBER = Minor loss of grade 1 and 2 land
Lanu	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - site is all
	versatile		Grade 2 (5.67 ha.).
	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		Development velikely te immedt og ein
	adverse		Development unlikely to impact on air
	impact/worsening of air quality?		quality. Site lies in an area where air quality
			acceptable.
AQMA	Is the site within or		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. The South of the site is bounded by
	receptor or		the busy Cambridge Road. Traffic noise will
	generator		need assessment. However residential use
	(including compatibility with		is likely to be acceptable with careful noise mitigation.
	neighbouring		Thugadon.
	uses)?		
	4000/1		
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 whole site is within Groundwater Source Protection Zone 1 which does not
			rule out development but may influence land use or require pollution control measures.
			Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater.
BIODIVERSITY		·	
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,

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

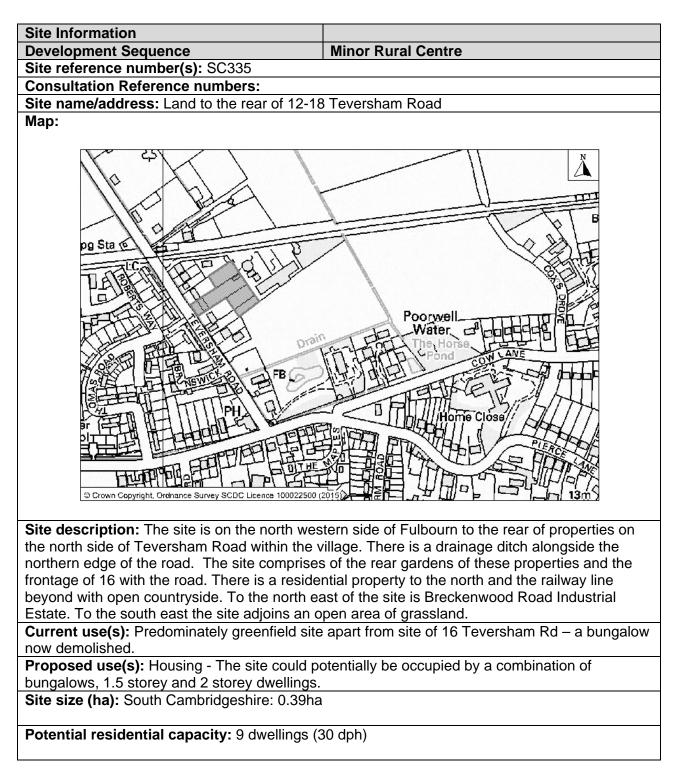
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		The land is higher than the adjoining
		residential properties, which would make it
		would be difficult to integrate development
		into the built form.
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The development's scale and
	and scale of	location and would extend existing
	development?	settlements in a way that would have a very
		significant adverse effect on existing
		settlements. The site is adjoins the south western edge of Fulbourn and development
		of the land to the east of Hinton Road site
		would adjoin residential properties to the
		east. However, development in this location
		would reduce the separation between the
		existing built areas of Cherry Hinton and
		Fulbourn.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – The
	conservation	site forms an important part of the setting a
	areas, listed	Grade II Listed Building and the wider
	buildings,	setting of two Conservation Areas.
	registered parks	However, with careful design it may be
	and gardens and	possible to mitigate any impact on the wider
	scheduled	historic environment with a smaller scale of
	monuments)?	development. Archaeological potential will
		require further information but the assumption for a neutral impact is that it is
		likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA	NGE	acine ved intedgri the development process.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	1 1 7
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
1		cannot be appropriately addressed

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

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

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

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



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

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

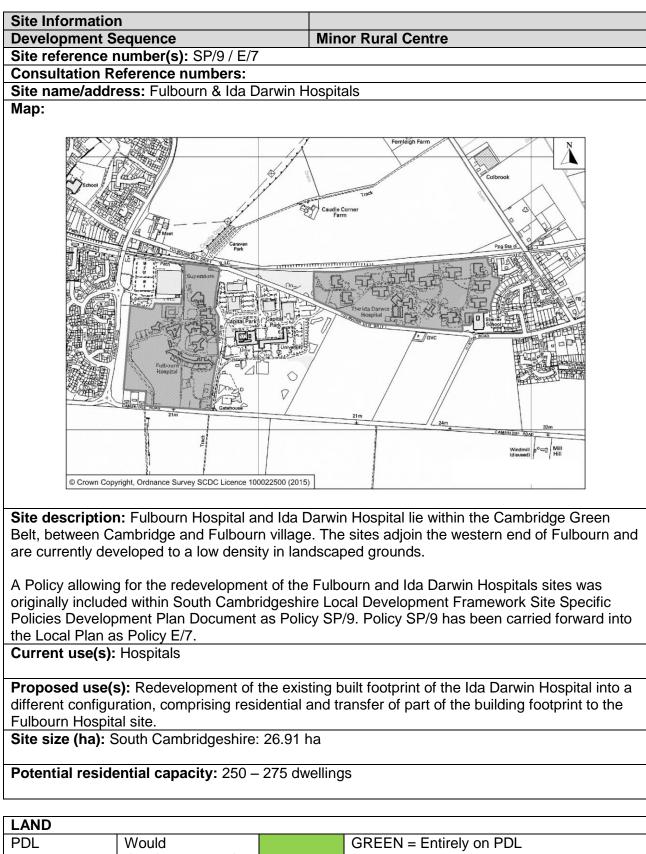
	and protect sites designated for nature		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
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?		No impact (generally compatible, or capable
			of being made compatible with local
			landscape character)
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		backland development that does not relate
	appropriate design		well to street-scene.
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tiomago	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to the setting
			Noutral impact (aviating factures rateined
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			High groundwater level so although site is
			not in high flood zone it has had localised
			flooding.
HUMAN HEAL	H AND WELL BEING	; ;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
open opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor		1.6km ACF from centre of the site to
Facilities	sports facilities?		
			Fulbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		195m ACF from centre of the site to land at
	teenagers?		Roberts Way, Fulbourn
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	970m ACF to Fulbourn High Street
Local Centre	centre?	STOIL ACT TO LUDOULLI LIGH Street
Distance: City	How far is the site	R = >800m
Distance: City Centre		R = >00011
Centre	from edge of	
	defined Cambridge	
	City Centre?	A 400 000
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	794m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY		l
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?	00000
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?	which include retail, onces, or leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
,	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	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 communications	required, but constraints can be addressed.
	infrastructure and	The electricity, mains water, gas and sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constrainte can se appropriatory miligated
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	953m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.3km ACF from centre of site to Bottisham
TRANODODT		Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane
		less than 1.5m width with medium volume of
	accessible near to 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	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 15 / 12
()	consider access to	
	and quality of	
	public transport,	

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



vvouia	GREEN = Enurely on PDL	
development make		
use of previously		
developed		
land?		

Agricultural	Would	GREEN - Neutral Development would not
Agricultural Land	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		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. The site is not located within an area that experiences poor quality. However, residential development could lead to an increase in local traffic. It is anticipated that some traffic generated by the development that will use local roads to enter and exit Cambridge which is an AQMA.
AQMA	Is the site within or 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 The site is adjacent to a railway line. However, the policy requires that investigation into noise pollution and vibration is investigated and attenuated as necessary.
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) Land contamination must be investigated and remediated.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation The site is also in a Groundwater Protection Zone and appropriate measures will be needed to protect the environment
BIODIVERSITY Designated Sites	Will it conserve protected species and protect sites designated for	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

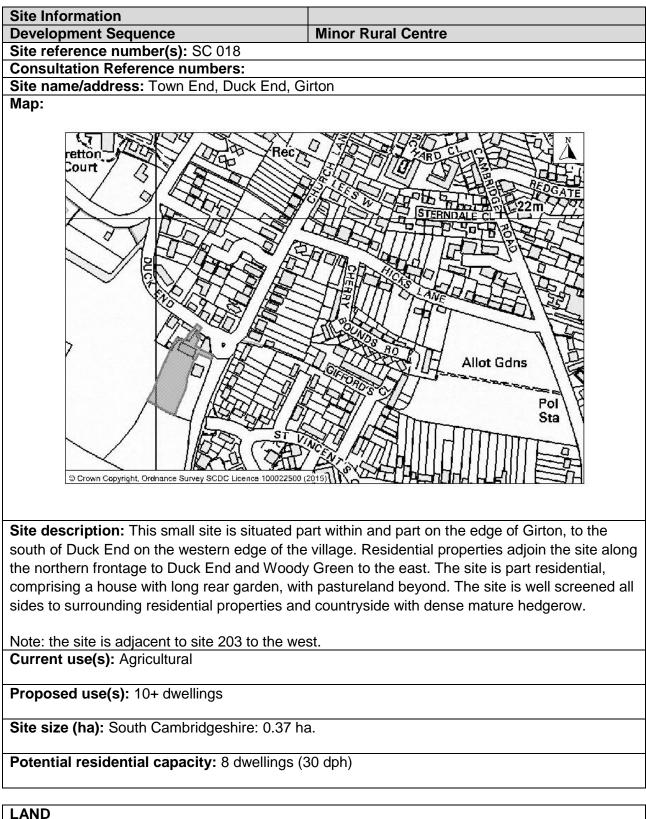
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding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

	appropriate design		creation of an area of open countryside
	and scale of		character which could help increase the
	development?		openness of the Green Belt.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		Potential for this to have positive
	Green Belt		implications by the removal of all buildings
	purposes?		from the western part of the site, and the
			creation of an area of open countryside
			character which could help increase the
			openness of the Green Belt.
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
J J	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		Development on Fulbourn Hospital site will
	archaeological, or		need to consider impact on the Fulbourn
	cultural interest		Hospital Conservation area. There is a
	(including		scheduled monument north of the Ida
	conservation		Darwin site. Archaeology will require
	areas, listed		mitigation.
	buildings,		lindgedom
	registered parks		
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood zone 1 (low Risk). Known high water
			table will require mitigation.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Creation of a green wedge.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Assume onside provision as site of over 200
Facilities	sports facilities?		dwellings, which would be required to
			deliver on site facilities to meet policy.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Assume onside provision as site of over 200
	for children and		dwellings, which would be required to
	teenagers?		deliver on site facilities to meet policy.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
	I HOW IAL IS LIFE SILE		IX – 2000III

Districtor	for a the second of		Life Demain site ensured 4 000m frame village
District or	from the nearest		Ida Darwin site around 1,200m from village
Local Centre	District or Local		centre of Fulbourn
	centre?		D 000
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		1,230m ACF from centre of site to Fulbourn
	centre or GP		Health Centre.
	service?		
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		Will support continued operation of the
	services and		hospital, through site rationalisation.
	facilities including		
	health, education		
	and leisure (shops,		
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
T dointies	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		No facilities lost, and no new facilities
	activities?		-
			proposed directly as a result of the
			development.
Integration	How well would the		GREEN = Good scope for integration with
with Existing	development on		existing communities / of sufficient scale to
Communities	the site integrate		create a new community.
	with existing		
	communities?		
ECONOMY	1		
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
1	100ult III	the second s	
	development in		
	development in		
	development in deprived wards of		
Shopping	development in deprived wards of Cambridge?		GREEN = No effect or would support the
Shopping	development in deprived wards of Cambridge? Will it protect the		GREEN = No effect or would support the vitality and viability of existing centres
Shopping	development in deprived wards of Cambridge? Will it protect the shopping		GREEN = No effect or would support the vitality and viability of existing centres
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy,		
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the		
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability		
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		
Shopping Employment -	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		

Accessibility I	nearest main	1.0km ACF from centre of the site to South
-	employment	Cambridgeshire 011B (Fulbourn, including
	centre?	Capital Park, Tesco & Hospitals)
	Would	G = No loss of employment land / allocation
	development result	is for employment development
	in the loss of	Will support continued operation of the
	employment land,	hospital, through site rationalisation.
	or deliver new	
	employment land?	
	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
i	in key community	
	services and	
i	infrastructure,	
i	including	
	communications	
	infrastructure and	
	broadband?	
	Is there sufficient	AMBER = School capacity not sufficient,
	education	constraints can be appropriately mitigated
	capacity?	School capacity not sufficient, but
	capacity:	significant issues can be adequately
		addressed
Distance	Llave famila tha	
	How far is the	R =>800m
	nearest primary	1,289m ACF from centre of site to Bewick
	school?	Bridge Primary School, Cherry Hinton.
	How far is the	A = 1 to 3 km
-	nearest secondary	2.6km ACF from centre of site to Netherhall
	school?	School.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
f	the site?	
HQPT I	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	Total score 15
•	been developed to	
. ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		Bus stop on site frontage
station		$\Lambda = 0.0$ m $i_{\rm max}$ (a) for a mass $n_{\rm max}$ (0)
station Frequency of		A = 30 minute frequency (3)
		A = 30 minute frequency (3) Citi1 provides 30 minute service
Frequency of		

transport		Around 45 minutes
•		Albunu 45 minutes
journey time to		
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		6km
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	4,408m ACF from centre of the site to
Station	proposed train	Cambridge Station.
	station?	5
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	,
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	



LAND		
PDL	Would development make use of previously developed	RED = Not on PDL The site includes one residential property.
	land?	

Agricultural	Would	CREEN - Noutral Development would not
Agricultural Land	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.
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?	RED = Within or adjacent to an AQMA, M11 or A14 The site is within the AQMA. 396m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	511m ACF from edge of site to M11. GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		OPEEN Doog not contain is not adiagant
Designated Sites	Will it conserve protected species and protect sites designated for	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

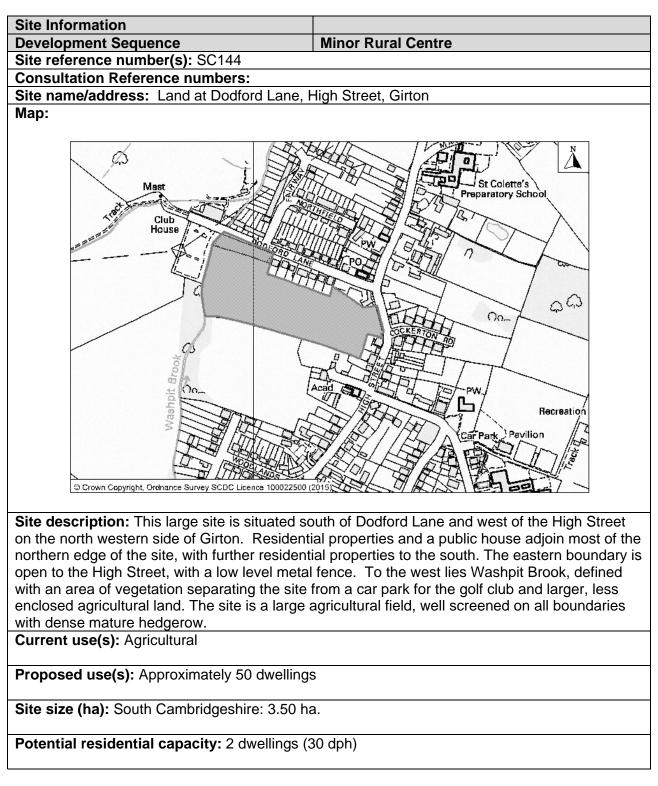
			and a second sec
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
-	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	5		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
Landooupo	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		· · ·
			improvements)
	landscape		Noutral impact (concratily correctible or
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			The site is characterised as being within an
			area of enclosed arable fields and mature
			hedgerows, which provide a soft village

			edge and transition to open arable farmland. Small fields and well defined hedgerows
			form a transition and buffer between the
			village and Huntingdon Road.
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) - Significant adverse impact on
	and scale of		Green Belt purposes and functions - will
	development?		erode the buffer that currently exists
	development.		between the edge of the village and
			Huntingdon Road, small scale and intimate
			character of Duck End.
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
-	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- Access between two Grade II cottages in
	buildings,		need of upgrade. Archaeological potential
	registered parks		will require further information but it is likely
	and gardens and		appropriate mitigation can be achieved
	scheduled		through the development process
	monuments)?		
CLIMATE CHA			AMPED Stondard requirers ante for
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
	is site at noou lisk!		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.8km ACF from centre of the site to Girton
			Recreation Ground.

Distance: Dist	Llow for is the	AMPED 400 800m
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space for children and	445m ACF from centre of the site to land
	teenagers? Will it provide for	west of Weavers Field, Girton.
Gypsy & Traveller	-	AMBER = No Impact
Taveller	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	A = 400 - 800m
District or	from the nearest	A = 400 - 800m
Local Centre	District or Local	604m from the centre of the site to the
Local Centre	centre?	village hall (Cotton Hall), central to the other
		services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
0011100	centre or GP	516m ACF from centre of site to The
	service?	Surgery, Girton.
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
late are 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	Site is poorly related to the evicting built we
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Samonage)	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?	ODEEN. No offect or would even ert the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
· · · · · · · · · · · · · · · · · · ·	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	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 I Itilition Infractructure improvemente
	including	Minor Utilities Infrastructure improvements 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
	broadbarra.	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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	578m ACF from centre of site to Girton
Diatazza	Llow for in the	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary school?	2.9km ACE from contro of oits to Impirator
School	SCHOOLS	2.8km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	1	
	routes are accessible near to the site?	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	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.	DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station	Tour citteria below.	G = Within 600m (4) 4,61m ACF from the centre of the site to the
Frequency of Public Transport		nearest bus stop. G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.40km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,156m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Access can only be achieved between two Listed Buildings.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

	to the loss of the best and most	Development would not affect best and
	versatile agricultural land?	most versatile agricultural land (Grades 1 and 2). Previous attempts to gain planning permission for residential development were refused as MAFF objected to loss of valuable agricultural land - site within 'urban' definition so no grading.
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?	AMBER = <1,000m of an AQMA, M11 or A14 457m ACF from edge of site to AQMA. 991m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Site adjacent to a public house with licence for live and recorded music - would need to mitigate with buffer zone since likely to have moderate to major to significant noise issues since only short distance separation. Also site is to east of A14 and prevailing wind from south west - can mitigate noise from road. 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. Girton Golf Club and associated parking is to west of site and any floodlighting could cause light nuisance.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the

			
			development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		oustainable Drainage Oysterns (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		No impact on protected sites and species
	interest, and		(or impacts could be mitigated). Group of
	geodiversity?		protected trees lies approximately 15m on
	(Including		the opposite side of the High Street.
	International and		
	locally designated		
Die elisse se its s	sites)		
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		linigation
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Group of protected trees lies approximately
	Preservation Order		15m on the opposite side of the High Street
	(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		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Cignificant Negative Impact (Development)
	landscape character?		Significant Negative Impact (Development
			conflicts with landscape character, with significant negative impacts incapable of
	1		significant negative impacts incapable of

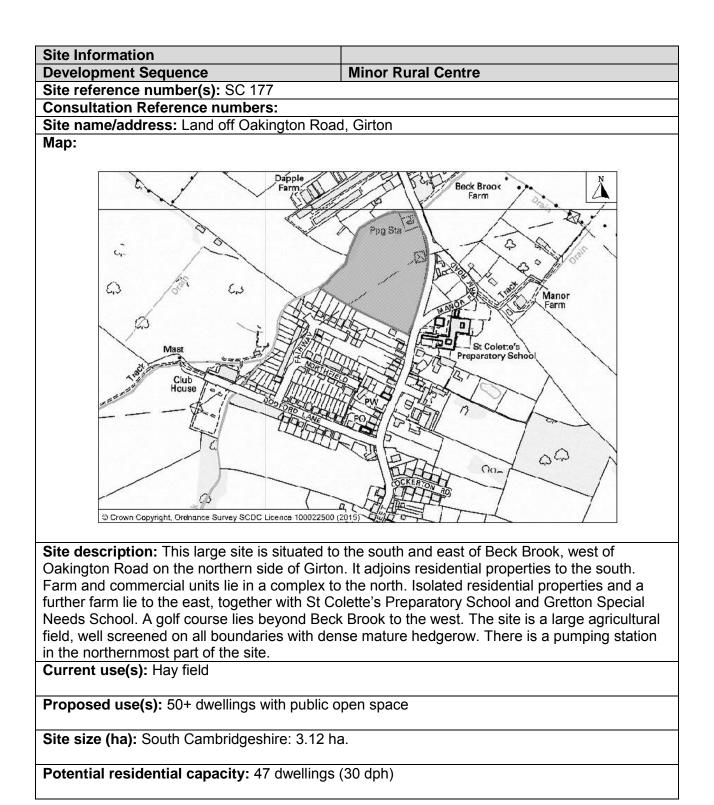
		mitigation) - it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village may be difficult to achieve.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	 RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village. 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 1 and no drainage issues that
			cannot be appropriately addressed.
			However approximately 1/3 of western edge
			of the site is within Flood Zones 2 and 3.
-	H 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		
	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?		0.6km ACF from centre of the site to Girton
1 aciiiiies	sports racinities:		Recreation Ground.
Distance: Dlav	How far is the		AMBER = 400 - 800m
Distance: Play			AWBER = 400 - 800M
Facilities	nearest play space		
	for children and		429m ACF from centre of the site to Girton
	teenagers?		Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		341m from the centre of the site to the
	centre?		village hall (Cotton Hall), central to the other
			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		R = >800m
Service	nearest health		
	centre or GP		1 010m ACE from contro of site to The
			1,019m ACF from centre of site to The
Kaulasal	service?		Surgery, Girton.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs		

Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation
	engagement in community activities?	possible.
		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FCONOMY	communities?	
ECONOMY Deprivation	Does it address	$\Delta MREP = Not within or adjacent to the 40%$
(Cambridge)	pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Champing	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.3km ACF from centre of the site to South
	centre?	Cambridgeshire 006D (Histon, including Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	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 infrastructure and	capacity within the distribution zone to supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	bioaubailu :	

Γ	I	· · · · · · · · · · · · · · · · · · ·
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800 m
Primary	nearest primary	
School	school?	527m ACF from centre of site to Girton
0011001	3011001	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
		A = 1.03 km
Secondary	nearest secondary school?	2 Clum ACE from control of site to Impirator
School	SCHOOL?	2.6km ACF from centre of site to Impington
		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	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 22.
	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		
		193m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		
Frequency of Public		nearest bus stop.
		nearest bus stop.
Public		nearest bus stop.
Public Transport Public		nearest bus stop. G = 20 minute frequency (4)
Public Transport Public transport		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6)
Public Transport Public transport journey time to		nearest bus stop. G = 20 minute frequency (4)
Public Transport Public transport journey time to City Centre		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Public Transport Public transport journey time to City Centre Distance for		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6)
Public Transport Public transport journey time to City Centre Distance for cycling to City		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6)
Public Transport Public transport journey time to City Centre Distance for		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to
Public Transport Public transport journey time to City Centre Distance for cycling to City Centre		nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to Cambridge Market.
Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:	How far is the site	nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to
Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	How far is the site from an existing or proposed train	nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to Cambridge Market.

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



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

		1
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	paoti
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	
	the M11 or the	
	A14?	904m ACE from odge of site to AOMA
Pollution		804m ACF from edge of site to AQMA.
	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	Development competible with a single proving
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	Possible noise and malodour from Dapple
	(including	and Manor Farm as proposals would be
	compatibility with	closer than existing residential, but no
	neighbouring	history of complaints.
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Provision of open space as part of the development. Potential to link to bridleway to north and footpath to east.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north. The approach to the northern edge of Girton is concealed by tall hedgerows bordering the road, therefore with careful design it may be possible to mitigate the impact on the landscape.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village

	and scale of		from the north.
			(UPDATE to reflect impact identified in
	development?		SHLAA)
Creen Delt	\//bet offeet.would		
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		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. Grade II Listed
	and gardens and		Building to south east. Archaeological
	scheduled		potential.
CLIMATE CHA	monuments)?		
Renewables			AMPED - Stondard requirements for
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zone 2, drainage issues capable of
			being appropriately addressed.1/2 site in
			Flood Zones 2 and 3.
-	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6km ACF from centre of the site to Girton
			Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		610m ACF from centre of the site to Girton
	teenagers?		Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		A = 400 - 800m
District or	from the nearest		

Local Centre	District or Local centre?	560m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,300m ACF from centre of site to The Surgery, Girton.
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. Provision of open space as part of the development, but on northern edge of built area with limited accessibility.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

Employment	How for in the	AMBER = 1-3km
Employment -	How far is the nearest main	AWBER = 1-3KIII
Accessibility	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	Centre?	
Employment	Would	Vision Park)
Employment - Land		G = No loss of employment land / allocation
Lanu	development result in the loss of	is for employment development.
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Oundes	level of investment	sufficient.
	in key community	Sumoont.
	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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	729m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.3km ACF from centre of site to Impington
		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	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Quatainable	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	Tatal agars of 20
Score (SCDC)	been developed to	Total score of 20.
	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		126m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		CC = 20 minutes of $CCS(0)$
journey time to		16 minutes from Girton to Cambridge.
City Centre		To minutes nom Onton to Cambridge.
Distance for		G = 5km to 10km (4)
		G = 5km to Tokm (4)
cycling to City Centre		5.16km ACF from the centre of the site to
Centre		
D : (Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,865m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	