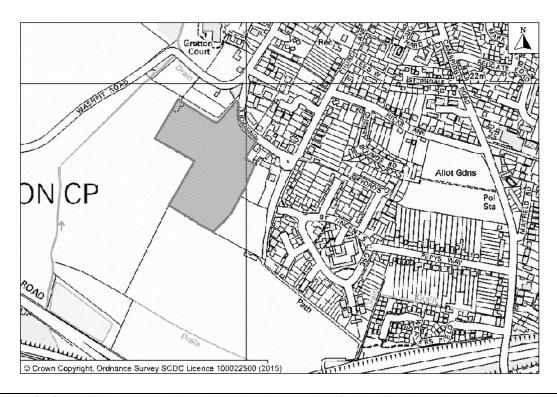
Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC 203		
Consultation Reference numbers:		
Site name/address: Land off Duck End. Girton		



Site description: This large site is situated to the south of Duck End on the western edge of Girton. Residential properties adjoin the north eastern edge of the site fronting onto Duck End. The site is surrounded on all other sides by semi-enclosed agricultural land. The site is a large agricultural field, well screened on all sides to surrounding residential properties and countryside with dense mature hedgerow.

Note: the site is adjacent to site 18 to the east.

Current use(s): Agricultural

Proposed use(s): 100 dwellings with retail and public open space

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

Potential residential capacity: 51 dwellings (30 dph)

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

	Tarana and	
	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	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	•
	sites result in an	impact.
		Development unlikely to impost on six
	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	RED = Within or adjacent to an AQMA, M11
	near to an AQMA,	or A14
	the M11 or the	
	A14?	The majority of the site is within the AQMA.
		, ,
		329m ACF from edge of site to A14.
		o_oo.
		430m ACF from edge of site to M11.
Pollution	Are there potential	GREEN = No adverse effects or capable of
Foliation	Odour, light noise	•
		full mitigation
	and vibration	Development competible with a circle coving
	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	The site is to the east of the A14 and
	(including	prevailing winds from the south west.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a noutral impact are that
		Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	1	r (or impacis could be miligated).
	geodiversity?	

	T /		1
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	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, 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		•
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is 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. Development of the scale
			proposed will be harmful to the small scale,
			intimate and rural character of Duck End,
			and will erode the buffer that currently exists
			between the edge of the village and
			Huntingdon Road, and thereform the
			purposes and functions of the Green Belt.
	1		parposos ana fanolions of the Oreen Delt.

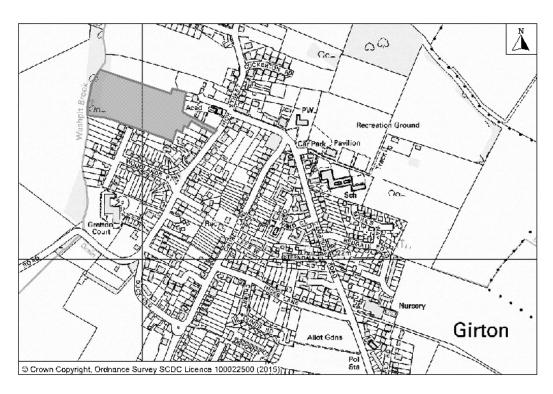
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (Development
	character, including		conflicts with townscape character, with
	through		significant negative impacts incapable of
	appropriate design		mitigation) - Significant adverse impact on
	and scale of		Green Belt purposes and functions - will
	development?		erode the buffer that currently exists
			between the edge of the village and
			Huntingdon Road, small scale and intimate
			character of Duck End. Adjacent to a
			historically sensitive part of the village and
			will impact on the setting of several Listed
			Buildings.
Green Belt	What effect would		RED = Significant negative impact on
Green ben	the development of		Greenbelt purposes
	this site have on		Greenbeit purposes
	Green Belt		
Horitogo	purposes?		DED - Site contains is adiacout to as
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		0
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- Impact on setting of several Grade II
	buildings,		Listed Buildings in Duck End.
	registered parks		Archaeological potential will require further
	and gardens and		information but it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process
CLIMATE CHAI			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed. A very
			small part of the site is within the flood
			zones 2 and 3, but this would not affect
			development of the site.
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
	•		

Facilities	sports facilities?	0.9km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 524m ACF from centre of the site to land west of Weavers Field, Girton.
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.
Distance: District or Local Centre	Showpeople? How far is the site from the nearest District or Local centre?	A = 400 - 800m 640m 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?	A = 400 - 800m 612m 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.
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	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
9	shopping	vitality and viability of existing centres.
	hierarchy,	Thanly and habitily or officially continued
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	willoff illordae retail, offices, of feloure ases.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	ANDER - I ORII
Accessibility	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	Centre!	Vision Park)
Crowley we are t	Mould	,
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	Davidana antivolid have no effect on
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		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?	are the same training of the s
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	640m ACF from centre of site to Girton
3011001	30110011	Glebe Primary School.
Dietonos		A = 1 to 3 km
	How far is the	
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
		2.9km ACF from centre of site to Impington Village College.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	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		G = Within 600m (4) 550m 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) 4.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,236m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns with regards to the intensification of Wash Pit Road.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Minor Rural Settlement	
Site reference number(s): SC 240		
Consultation Reference numbers:		
Site name/address: Land at Littleton House, High Street, Girton		



Site description: This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.

Current use(s): Agricultural

Proposed use(s): Approximately 80 dwellings

Site size (ha): South Cambridgeshire: 2.58 ha.

Potential residential capacity: 50 dwellings (30 dph)

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

to the loss of the best and most versatile agricultural land? Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Qodur, light noise and vibration problems if the site is developed, as a receptor or (including compatibility with neighbouring uses)? Contamination Contamination Contamination Water Will it protect and where possible enhance the quality of the water environment? Water Will it protect and where possible enhance the quality of the water environment? BIODIVERSITY Besignated Will it conserves GREEN = Site is not within an allocated or safeguarded area. GREEN = Site is not within an allocated or safeguarded area. GREEN = Site is not within an allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. AMBER = <1,000m of an AQMA, M11 or A14 293m ACF from edge of site to A14. 944m ACF from edge of site to A14. 944m 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. AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Potential for minor benefits through remediation of minor contamination. 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).		la a la sec	T
Versatile agricultural land?		to the loss of the	
Agman			
Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the 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 compatibility with neighbouring uses)? Contamination Contamination Water Will it protect and where possible enhance the quality? BIODIVERSITY Designated Will it conserve GREEN = Site is not within an allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. BIODIVERSITY Designated Will it protect and sterilists and allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. GREEN = Minimal, no impact, reduced impact. BIOLIVERSITY Designated GREEN = Minimal, no impact, reduced impact. AMBER = 1,000m of an AQMA, M11 or A14 A14 293m ACF from edge of site to AQMA .347m ACF from edge of site to A14. 944m 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. 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 to proposed development (potential to achieve benefits subject to appropriate on proposed development (potential to achieve benefits and and so not site appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).		versatile	
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economic mineral reserves? POLLUTION Air Quality	Minerals	Will it avoid the	GREEN = Site is not within an allocated or
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POLLUTION		economic mineral	, and the second
POLLUTION		reserves?	
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BIODIVERSITY Designated Will it conserve GREEN = Does not contain, is not adjacent			
Designated Will it conserve GREEN = Does not contain, is not adjacent			Sustainable Drainage Systems (Suds).
7	BIODIVERSITY		
Sites protected species to designated for nature conservation or	Designated	Will it conserve	GREEN = Does not contain, is not adjacent
	Sites	protected species	to designated for nature conservation or

	T		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There are a
	(Including		protected Yew and Plane tree in the
	International and		grounds of 65 High Street, adjacent to the
	locally designated		proposed access to the site.
	sites)		
Biodiversity	Would		AMBER = Development would have a
Distantionshy	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Tilligation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are protected trees in the grounds of
	Preservation Order		65 High Street, adjacent to the proposed
	(TPO)?		access to 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		or appropriate manganem
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	minastructure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE	TOWNSCAPE AND C	III TURAI LI	
Landscape	Will it maintain and	OLI ONAL III	RED = Significant negative impact on
Lanascape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		minganon measures possible.
			Significant Negative Impact (Davelanment
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is characterised as
			being within an area of enclosed farmland
			with views of the village set within well
			treed, rising ground creating a visibly
			interesting edge. Washpit Brook, together

	T	
Townscape	Will it maintain and	with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. RED = Significant negative impact on
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
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) - Adverse impact on setting of the adjacent Grade II Listed Builidng and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within

		Flood Zones 2 and 3.
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 Neutral impact (existing features retained or appropriate mitigation)
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	appropriate mitigation). GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 407m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	G = <400m 318m 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 906m 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.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration

with Eviation	dovolon monto:	with evicting conservation
with Existing Communities	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	Waltiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	AMPER
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	4 Along ACE from control of site to Court
	employment centre?	1.4km ACF from centre of site to South
	Cermer	Cambridgeshire 006D (Histon, including Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo 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 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
Education	lo thoro oufficient	both will require mitigation.
Education Capacity	Is there sufficient education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately fillityated
	υαραυιιγ :	School capacity not sufficient, but
		significant issues can be adequately
		organicant issues can be adequately

		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7 100 000m
School	school?	480m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	71 - 110 0 1411
School	school?	2.6km ACF from centre of site to Impington
0011001	00110011	Village College.
TRANSPORT		Timage Conego.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Ĭ	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	
5	four criteria below.	00 Will: 400 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		220m ACE from the control of the cite to the
station		230m ACF from the centre of the site to the
Erogueney of		nearest bus stop. G = 20 minute frequency (4)
Frequency of Public		G = 20 minute frequency (4)
Transport		
Public		GG = 20 minutes or less (6)
transport		00 = 20 minutes of less (0)
journey time to		16 minutes from Girton to Cambridge.
City Centre		To mindles from Circle to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.85km 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	6,589m 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 - The

		relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence

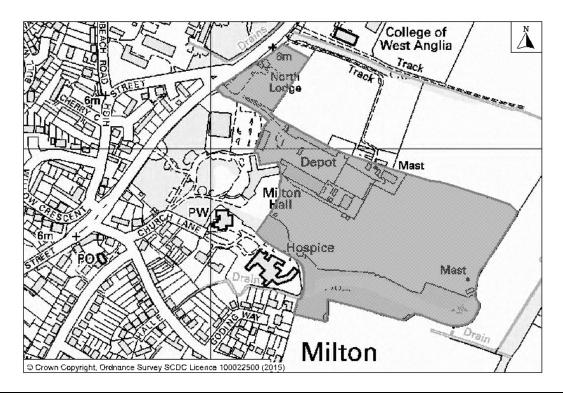
Site reference number(s): SC422

Site reference number(s): SC132

Consultation Reference numbers: 35 (I&O 2012)

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

Мар:



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

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

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

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

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

Potential residential capacity: 128 dwellings (30 dph)

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	

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

	T		and a course will a chieve of the second the
			measures will achieved through the
			development process, e.g. as part of
DIODIVEDCITY	,		Sustainable Drainage Systems (Suds)
BIODIVERSITY	1		OREEN Description is not a discout
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or
Siles	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		greenspace. No or negligible impacts.
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). Various
	(Including		TPOs around the site, but assumption is
	International and		impact can be mitigated.
	locally designated		, and a significant
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
11 0	site or immediately		trees capable of appropriate mitigation
	adjacent protected		troco capable of appropriate miligation
	by a Tree		A group of protected trees adjoin the north
	Preservation Order		west tip of the site. Another group lies
	(TPO)?		around the Children's Hospice adjoining the
			southern boundary of the site. A group of
			Elm saplings and several individual trees
			are also protected in the grounds of Milton
			Hall to the west. Two further groups of
			protected trees lie approximately 75m to the
			east and to the south east.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (avioting factures retains
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	minastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	UI TURAI HI	
LANDOUNI L,	CHILDON E AND C	SEI SINAL III	

Landscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement) -
			potential to improve the site through
			removal of industrial / commercial buildings
Townscape	Will it maintain and		and associated hardstanding. 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		Minor Positive Impact (Development would
	through		relate to local townscape character and
	appropriate design		offer opportunities for enhancement) -
	and scale of		potential to improve the site through
	development?		removal of industrial / commercial buildings
			and associated hardstanding, with care to
			protect the ICF along Ely Road and Church
One en Delt	M/la a traffic a transport al		Lane.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of this site have on		purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Grade II Listed North Lodge is located in the
	areas, listed		northern part of the site and the site is
	buildings,		adjacent to Grade II Listed Milton Hall with
	registered parks and gardens and		its significant designed landscape. Also part of the setting of Grade II* Listed Parish
	scheduled		Church, and other Grade II Listed Buildings
	monuments)?		and Conservation Area.
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
i			Flood Zono 1 and no drainage issues that
			i Fiuuu Zuile i aliu iiu urailiaue issues iilai 👚 i
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING		cannot be appropriately addressed
HUMAN HEALT	TH AND WELL BEING Will it increase the	.	

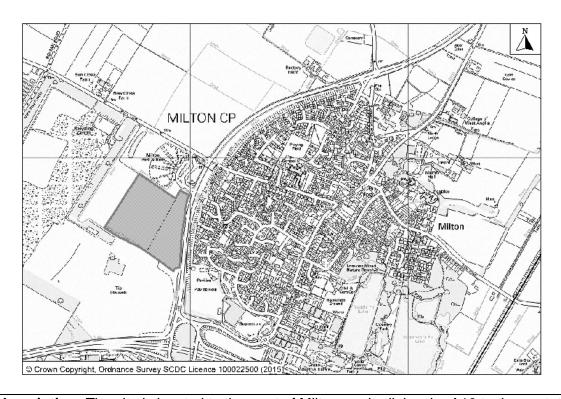
	af and Page	Language de la caracter
	of publically	provided onsite
	accessible open	Dovolonment would exact a value or
	space?	Development would create minor
		opportunities for new public open space as the promoter includes open space and
		sports pavilion as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW - CIVILI OF OURIE PROVISION
Facilities	sports facilities?	0.8km ACF from centre of the site to Milton
1 aciiiles	sports racilities:	Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	AWBER = 400 - 000111
1 domaio	for children and	708m ACF from centre of the site to west of
	teenagers?	Humphries Way and south of Sutton Close,
	toonagoro.	Milton.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	' ' '
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	596m to The White Horse pub, central to
	centre?	the surrounding services and facilities.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
51	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	700 407 () () () ()
	centre or GP	732m ACF from centre of site to Milton
Vov.Lees!	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovolopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	['
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	

	with existing	
	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?	AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.

	T	
		Insufficient secondary and primary school places.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	10-4
School	school?	762m ACF from centre of site to Milton
Distance:	How far is the	Primary School. R = Greater than 3km
Secondary	nearest secondary	K = Greater than own
School	school?	3.7km ACF from centre of site to Impington
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to the site?	
HQPT	Is there High	RED = Service does not meet the
11011	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	. ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		400 4054 11 11 11 11 11 11
station		438m ACF from the centre of the site to the
Eroguenov of		nearest bus stop. R = Hourly service (2)
Frequency of Public		R = Hourly Service (2)
Transport		
Public		GG = 20 minutes or less (6)
transport		` <i>'</i>
journey time to		15 Minutes from Milton to Cambridge.
City Centre		0 51 + 401 (4)
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.53km ACF from the centre of the site to
Jenue		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,741m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	

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

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



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

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

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

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

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: 215 dwellings (30 dph)

LAND	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	

Lond	dovolopment load	
Land	development lead to the loss of the best and most	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small
	versatile	site but the majority of the site is Grade 2.
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
······oraio	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION Air Quality	Would the	AMBER = Site lies near source of air
7 iii Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	5
	impact/worsening of air quality?	Development could impact on air quality, with minor negative impacts incapable of
	or all quality:	mitigation. The site is located close to the
		Councils' Air Quality Management Area and
		the proposed development is of a significant
40144	1 4 2 24	size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA,	AMBER = <1,000m of an AQMA, M11 or A14
	the M11 or the	A14
	A14?	792m ACF from edge of site to AQMA.
		272m ACF from edge of site to A14.
Pollution	Are there potential	RED = Significant adverse impacts
. Gildilott	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	Development not compatible with
	is developed, as a receptor or	neighbouring uses. Some possible noise from the A14 and neighbouring commercial
	generator	uses. Odour from the adjacent landfill site
	(including	and Household Waste Recycling Centre
	compatibility with	would have a significant negative impact in
	neighbouring uses)?	terms of health and well-being and a poor
	uses):	quality living environment and possible nuisance.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination. The
		site is adjacent to a known landfill site, therefore investigation will be required
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water environment?	Development unlikely to affect water quality.
	CHAILOHILIGHT (Assumptions for a neutral impact are that appropriate standards and pollution control
		appropriate standards and pollution control

			and a course will be abled to all the name by the a
			measures will achieved through the
			development process, e.g. as part of
BIODIVERSITY	7		Sustainable Drainage Systems (Suds).
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
D.	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat fragmentation,		network links but capable of appropriate
	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		
TDO	infrastructure)?		ODEEN Cita dans not contain on adicin
TPO	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		•
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with

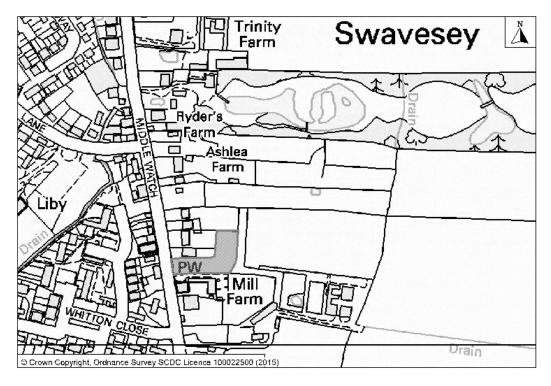
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		0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		297m ACF from centre of the site to Milton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation needs of Gypsies and Travellers and Travelling	No effect on pitch or plot provision.
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	870m of nearest centre ACF (Milton, High
	centre?	Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	889m ACF from centre of site to Milton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	ganera property.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development. The proposal involves the
	and leisure (shops,	loss of an area of the golf course but all
	post offices, pubs	other facilities are being retained.
	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?	1
		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
33	with existing	Tage State Say The Fred Column In
	communities?	Site separated from the village facilities and
		services by the busy A10.
ECONOMY	ı	-

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

School	school?	736m ACF from centre of site to Milton C of
		E 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	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HQPT	lo thoro High	facilities/school. Poor quality off road path.
ПОРТ	Is there High Quality Public	GREEN = High quality public transport service
	Transport (at edge	Service
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 24
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Todi ontona bolow.	GG = Within 400m (6)
stop / rail		(6)
station		292m to nearest bus stop (Milton, Park and
		Ride)
Frequency of Public		GG = 10 minute frequency or better (6)
Transport		10 minute service (99 P&R service)
Public		GG = 20 minutes or less (6)
transport		
journey time to		20 Minutes (Milton, Park and Ride to
City Centre		Cambridge, Emmanuel Street)
Distance for cycling to City		GG = Up to 5km (6)
Centre		4.65km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,943m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	No consider constructed tales (Constructed
	where there is	No capacity constraints identified, safe access can be achieved.
Non-Car	available capacity? Will it make the	AMBER = No impacts
Facilities	transport network	
. 45	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information				
Development Sequence	Minor Rural Centre			
Site reference number(s): SC008				
Consultation Reference numbers:				
Site name/address: Land adjacent to 79 Middlewatch, Swavesey				



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

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

Proposed use(s): 10 dwellings

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

Potential residential capacity: 3 dwellings (30 dph)

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

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

	reduce habitat fragmentation, enhance		network links but capable of 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.
TPO	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 green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
			development process.
-	TOWNSCAPE AND C	ULTURAL HI	
Townscape	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 village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a

	T	
	appropriate design and scale of development?	north-south road. As it extends southwards the village 'thins out' into linear development along the main street. Development of this site would have a detrimental impact on the linear and rural character. A PVAA lies to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) The site is adjacent to three Grade II
	buildings, registered parks and gardens and scheduled monuments)?	Listed Buildings to the south and wraps around the rear of two others, and forms part of their setting. It may be possible to mitigate impact through a smaller development? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
	│ 「H AND WELL BEING	cannot be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	O.6km ACF from centre of the site to
Distant Di	11	Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and	AMBER = 400 - 800m 504m ACF from centre of the site to
	teenagers?	Swavesey Recreation Ground.

Gypey 9	Mill it provide for	AMPER - No Impact
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
riaveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople? How far is the site	D . 000m
Distance:	from the nearest	R = >800m
District or		OCE ACE to The White Heree much which is
Local Centre	District or Local centre?	865m ACF to The White Horse pub which is surrounded by a cluster of other services
	Cerille?	
Diotopoo: City	How far is the site	and facilities within the village. R = >800m
Distance: City		K = >000III
Centre	from edge of	
	defined Cambridge City Centre?	
	Oity Certife:	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	7. - 1 00 - 00011
Delvice	centre or GP	602m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	candidately magazini proposody.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	It may be possible to integrate a smaller
	communities?	development.
ECONOMY	T =	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	

	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of oxioting 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?	Willow Model Totall, Offices, of foldate acce.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED = 20km
71000001511119	employment	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
	oontro.	Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Laria	in the loss of	to 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	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	455m ACF from centre of site to Swavesey
		Primary School
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.3km ACF from centre of site to Swavesey
		Village College.
TRANSPORT	l van de de	LDED N. II
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

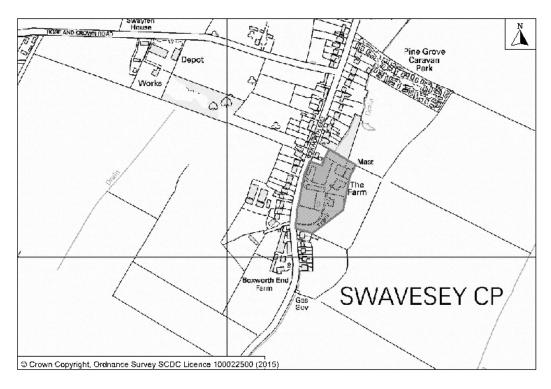
		facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station		GG = Within 400m (6) 68m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.17km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 13,556 ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Significant negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking or cycling facilities?			
i '	transport walking		
or cycling facilities?	transport, waiking		
	or cycling facilities?		

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC048	
Consultation Reference numbers:	

Site name/address: The Farm, Boxworth End, Swavesey

Мар:



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

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

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

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

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

Potential residential capacity: 38 dwellings (30dph)

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

	T	
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
710(11)1	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
i oliution	Odour, light noise	adequate mitigation
	and vibration	adequate miligation
		Dovolopment competible with neighbouring
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
OILES	and protect sites	recognised as containing protected species,
	1	
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts

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	enhance the diversity and distinctiveness of townscape character, including	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with
	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontage of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	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
OLIMATE OLIM	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the middle of the site and it is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		AMPED Chandrates wises ()
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply .
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	Table 1 appropriately additional
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	space?	1
Dietonos	How far is the	AMBER = 1-3km
Distance:		AIVIDER = 1-3KIII
Outdoor Sport	nearest outdoor	4 Flore ACE from control of the city to
Facilities	sports facilities?	1.5km ACF from centre of the site to
51		Swavesey Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,441m ACF from centre of the site to
	teenagers?	Swavesey Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	IV = >000III
Local Centre	District or Local	1 776m ACE to The White Heree publish
Local Centre		1,776m ACF to The White Horse pub which
	centre?	is surrounded by a cluster of other services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	363m ACF from centre of site to Swavesey
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	canoracion, miniganon proposea,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	The state of the s	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	CDEEN Dovolopment would not load to
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?	Development would completely alter the
		rural character of this relatively undeveloped
		part of the village.
ECONOMY	ı	F 6 6

Doprivation	Doop it address	AMPED - Not within or adiacont to the 400/
Deprivation (Cambridge)	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?	1
	Would allocation	
	result in	
	development in	
	deprived wards of	1
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, , , , , , , , , , , , , , , , , , , ,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Candos	level of investment	sufficient.
	in key community	oumoioni.
	services and	Development can use existing capacity in
		utilities infrastructure. However, there is
	infrastructure,	•
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
F.1	1-7	require investigation and possibly mitigation
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
	1	secondary school capacity
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,397m ACF from centre of site to

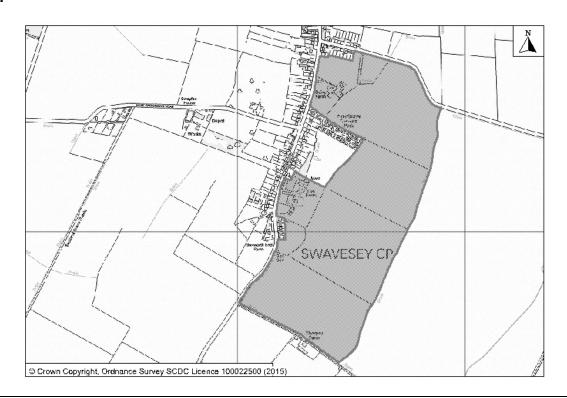
		Swavesey Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
0011001	0011001.	1.0km ACF from centre of site to Swavesey
		Village College.
TRANSPORT	I.	· mage conege.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		uni-directional hybrid cycle lanes.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Citteria below.	GG = Within 400m (6)
stop / rail		33 = Wittiii 400iii (0)
station		329m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		C Flom to 10km (1)
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.28km ACF from the centre of the site to
3011110		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,673m ACF from centre of the site to
	station?	Huntingdon Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. The Highways
		Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC049	
Consultation Reference numbers:	

Site name/address: Land to east of Boxworth End, Swavesey

Map:



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

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

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

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

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

Potential residential capacity: 738 dwellings (30 dph)

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

	best and most	
	versatile	
N.4' 1	agricultural land?	ODEEN OF A SHARE
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	A very small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative
POLLUTION		impact.
Air Quality	Would the	AMBER = Site lies near source of air
,	development of the sites result in an adverse	pollution, or development could impact on air quality adverse impacts.
	impact/worsening of air quality?	Development could impact on air quality, with minor negative impacts incapable of mitigation. This site is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with
A O N 4 A	la tha ait a suithin an	provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the	AMBER = <1,000m of an AQMA, M11 or A14
	A14?	919m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration	AMBER = Adverse impacts capable of adequate mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or generator	road traffic noise generation impact on existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring uses)?	traffic noise from A14, but should be possible to mitigate. Possible noise and
	4000).	malodour from Boxworth End Farm as
		proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on the site?	an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination

Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation
	enhance the quality		9000.
	of the water environment?		Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to 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.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of landscape character?	landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield
		site would completely alter the rural character of this relatively undeveloped part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontages of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the site

Г			
	buildings, registered parks		and another is adjacent. It is unlikely that it would be possible to mitigate impact on its
	and gardens and		setting. Archaeological potential will require
	scheduled		further information but the assumption for a
	monuments)?		neutral impact is that it is likely appropriate
	,		mitigation can be achieved through the
			development process.
CLIMATE CHA	NGE		•
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed. A small
			part of the north eastern part of the site is
			within Flood Zones 2 and 3.
	TH AND WELL BEING	j	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
D : /			would apply.
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		1 Clare ACE from control of the city to
Facilities	sports facilities?		1.6km ACF from centre of the site to
Distance: Play	How far is the		Swavesey Recreation Ground. RED = >800m
Facilities	nearest play space		KED = >000111
i aciiilies	for children and		1,505m ACF from centre of the site to
	teenagers?		Swavesey Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		ANDER - No Impact
Traveller	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,862m ACF to The White Horse pub which
	centre?		is surrounded by a cluster of other services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health		
	centre or GP		494m ACF from centre of site to The

	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
Facilities		Satisfactory mitigation proposed).
	of key local	No facilities last and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		· ·
		proposed directly as a result of the
Inter C	11	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The scale of development would is out of
		proportion with the existing built-up area.
		Development of this very large site would
		completely alter the rural character of this
		relatively undeveloped part of the village.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(30	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Walapio Bophivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	willon molade retail, offices, of leisure uses.
Employment	How far is the	RED = >3km
Employment -		VED = >9KIII
Accessibility	nearest main	4 Alum ACE from contra of site to Country
	employment	4.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial
		L ampriddesnire 0050 (Bar Hill - Industrial
	centre?	
Employment -	Centre? Would	Estate and Tesco) G = No loss of employment land / allocation

Г	T	
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	required, but constraints can be addressed.
	communications infrastructure and	The electricity, mains water, gas and
	broadband?	sewerage systems will need reinforcement
Education	Is there sufficient	to increase capacity. RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	mingated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity and this is a
		large site.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,457m ACF from centre of site to
		Swavesey Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	40. 40.
School	school?	1.2km ACF from centre of site to Swavesey
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	ti lo dito.	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	
D : /	four criteria below.	0 11/11: 000 (1)
Distance: bus		G = Within 600m (4)
stop / rail		100m ACE from the centre of the cite to the
station		499m ACF from the centre of the site to the
	1	nearest bus stop.)

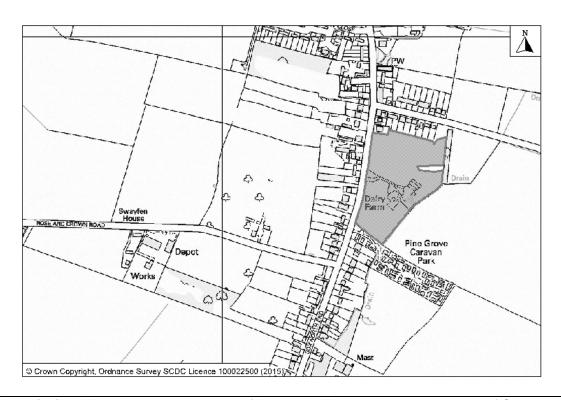
Frequency of		R = Hourly service (2)
Public		, , ,
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Swavesey to St. Ives
City Centre		0 51 (10) (1)
Distance for		G = 5km to 10km (4)
cycling to City Centre		6.54km ACF from the centre of the site to
Centre		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,639m ACF from centre of the site to
	station?	Huntingdon Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	No consider a material and district and section
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. The Highways Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being
		deliverable.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities.
	safer for public	
	transport, walking	The Highway Authority will require new
	or cycling facilities?	development to provide or contribute to the
		provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in significant improvement to public transport, walking or
		cycling facilities.
		Cycling racillues.

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

Site reference number(s): SC050 Consultation Reference numbers:

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

Map:



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

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

Current use(s): Farm buildings and paddock

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

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

Potential residential capacity: 80 dwellings (30dph)

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

	T	
	best and most	
	versatile	
NA:	agricultural land?	ODEEN O'Co's actuable an allegated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral reserves?	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	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
Comammation	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		, , , , , , , , , , , , , , , , , , , ,
		The site was formerly used for agriculture
		and may have contaminated land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
BIODIVERSITY		Sustainable Drainage Systems (Suds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Citos	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
		1 3. 5 5 1 10 page 5 1 1 10 of Trogrigiolo Impacto

			impression is one of open countryside.
			Development of this very large greenfield
			site would completely alter the rural
			character of this relatively undeveloped part
			of the village.
Townscape	Will it maintain and		RED = Significant negative impact on
Townscape	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
			Significant Negative Impact (Development
	townscape character, including		Significant Negative Impact (Development
			conflicts with landscape character, with
	through		significant negative impacts incapable of
	appropriate design and scale of		mitigation) - The site is very rural and open,
			with a strong countryside character, which
	development?		sweeps into the built-up area providing a connection between the street scene and
			the surrounding rural area. The buildings,
			which make up a very small proportion of the site, are tightly clustered and set back
			some way from the road, and the overall
			impression is one of open countryside.
			Development of this very large greenfield
			site would completely alter the rural
			character of this relatively undeveloped part
			of the village.
Green Belt	What effect would		GREEN = No impact or Minor positive
Oreen ben	the development of		impact on Green Belt purposes
	this site have on		l impact on orden beit purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		and another and an electrical annual annual and an electrical and
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adjacent to a Grade II Listed Building to the
	areas, listed		west and likely to impact on its setting.
	buildings,		Archaeological potential will require further
	registered parks		information but the assumption for a neutral
	and gardens and		impact is that it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process.
CLIMATE CHAI	,		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
	III AAID MADELL BENGE		cannot be appropriately addressed.
Open Space	TH AND WELL BEING	j 	CDEEN Acquire a religion of the
I IDOD SDAAA	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?	1.0km ACF from centre of the site to
		Swavesey Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	951m ACF from centre of the site to
	teenagers?	Swavesey Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	1. – 2000111
Local Centre	District or Local	1,306m ACF to The White Horse pub which
Local Certife	centre?	is surrounded by a cluster of other services
	Centre:	and facilities within the village.
Distance: City	How far is the site	R = >800m
,		K = >000111
Centre	from edge of	
	defined Cambridge	
D: 1 OD	City Centre?	0 400
Distance: GP	How far is the	G = <400m
Service	nearest health	100 105 () () () ()
	centre or GP	198m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	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?	<u> </u>
		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
Johnnandes	with existing	Soparatod by Horr residential land uses
	communities?	Development would completely alter the
	Communities?	Development would completely after the

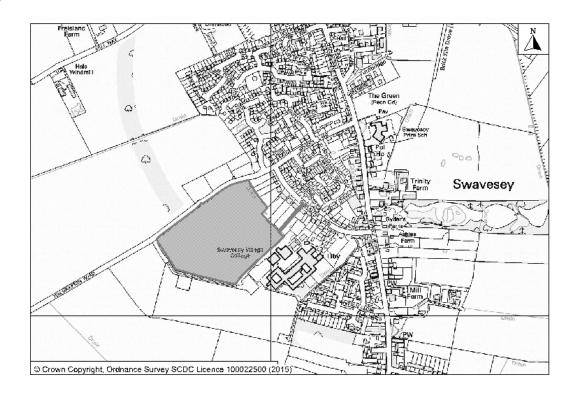
		rural character of this relatively undeveloped
		part of the village.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or 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?	RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	R = >800m
		K = >000III
Primary	nearest primary	004 4054 4 4 4 0
School	school?	904m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.6km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		r mage eenege.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
00010 (0000)	consider access to	1000100110
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		208m 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)
		0 - 21 to 50 minutes (4)
transport		22 Minutes from Coustages to Ct. Inc.
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.11km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	13,684m ACF from centre of the site to
i Station		

	station?	Hun	itingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GRE iden No classes acces acces acces acces but in qual	EEN = No capacity / access constraints attified that cannot be fully mitigated capacity constraints identified, safe ess can be achieved. The Highways ency comment that most of the sites attified within this group are small in-fills, sely associated with existing settlements. realistic to assume that a substantial cortion of such sites could be commodated in the short to medium term it would be difficult to see more than a rter of the identified capacity being verable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AME	BER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC065	
Consultation Reference numbers:	

Site name/address: Land abutting Fen Drayton Road, Swavesey **Map:**



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 162 dwellings (30 dph)

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

1 1	danala (1 1		effect words A as 101
Land	development lead		affect grade 1 and 2 land.
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	T	ı	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Some potential for traffic noise from
	receptor or		A14, but should be possible to mitigate.
	generator		
	(including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination 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		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	, stan, accignated		1

	sites)		
Biodiversity	sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain 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. A bridleway lies approximately 480m to the west.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	7
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	OLI UNAL HI	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		The site is very open and rural in character
	appropriate design		and development on this site would be very
	and scale of		large scale and harmful to the character of
	development?		the village. It would constitute substantial
			back land development, poorly related to
			the existing built-up part of the village. It
			would result in a large scale westwards
			expansion of the village along School Lane,
			having a significant impact on the approach
			to the village. A previous attempt to gain
			planning permission for residential
			development has also been unsuccessful as
			it would adversely change its character. A
			PVAA lies approximately 105m to the south
Green Belt	What effect would		east.
Green beit			GREEN = No impact or Minor positive
	the development of this site have on		impact on Green Belt purposes
	Green Belt		
I I and the second	purposes?		ODEEN O'te de se de la conte l
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,		Noutral impact (aviation factures retained
	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
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			<u></u>
			Flood Zone 1 and no drainage issues that
	1		cannot be appropriately addressed.
	TH AND WELL BEING	j	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	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

		Swavesey Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	ANDER - 400 - 000III
i admities	for children and	476m ACF from centre of the site to land
	teenagers?	east of Moat Way, Swavesey
Gypcy 8	Will it provide for	AMBER = No Impact
Gypsy & Traveller	the	AWIDER = NO Impact
Travellei	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
Local Centre	District or Local	738m ACF to The White Horse pub which is
Local Certife	centre?	surrounded by a cluster of other services
	Centre:	and facilities within the village
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = 2000III
Johns	defined Cambridge	
	City Centre?	
	Only Odinie:	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000III
0011100	centre or GP	830m ACF from centre of site to The
	service?	Surgery, Swavesey
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	candidately maganeri proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

	T	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing centres.
	3 '	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.3km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	13 for employment development
	employment land,	
	or deliver new	
Liene	employment land?	AMPER OF 10 to 1
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and
	infrastructure and	upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		·
		network is approaching capacity and will
Faluanting	lo though sufficient	require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity. Site is adjacent
		to secondary school.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	544m ACF from centre of site to Swavesey
		Primary School.
		i innary Concon.

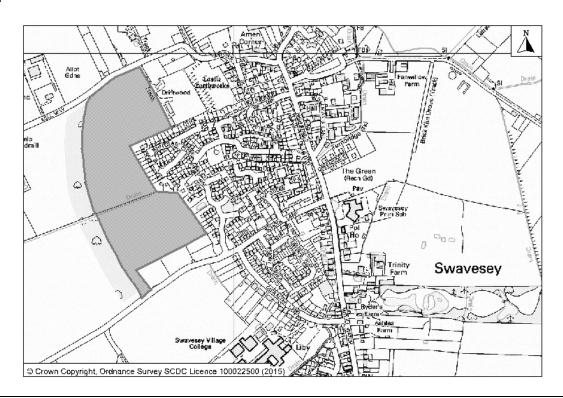
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.2km ACF from centre of site to Swavesey Village College.
TRANSPORT	ı	. 9 9 .
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14
Distance: bus		G = Within 600m (4)
stop / rail station		485m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.32km ACF from the centre of the site to St. Ives Marke
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 13,002m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a

		quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

	Site Information	
	Development Sequence	Minor Rural Centre
Site reference number(s): SC071		
	Consultation Reference numbers:	

Site name/address: Land south of Hale Road, Swavesey

Мар:



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 81 dwellings (30 dph)

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

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

	I: ': 0		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A footpath runs along
			the northern boundary of the site.
			Bridleways lie approximately 155m to the
			north east and 580m to the west
·	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
			Significant Negative Impact (Dayslanment
	landscape character?		Significant Negative Impact (Development
	Character?		conflicts with landscape character, with significant negative impacts incapable of
			mitigation) - Owing to the slightly sloping
			land any new development would be at a
			higher level than the existing village edge
			and probably more visible. The site is very
			open and rural in character and
			development on this site would be very
			large scale and harmful to the character of
	<u> </u>		.a. go obalo ana hammar to tilo orlaractor of

	T	r
		the village. It would constitute substantial
		back land development, poorly related to
		the existing built-up part of the village.
Townscape	Will it maintain and	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 landscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - Owing to the slightly sloping
	and scale of	land any new development would be at a
	development?	higher level than the existing village edge
		and probably more visible. It would
		constitute substantial back land
		development. The majority of the site is
		within Flood Zones 2 and 3, with the
		remaining land of a piecemeal nature in pockets to the north and south. It would be
		•
		difficult to develop such a site and integrate
Green Belt	What effect would	it into the built form of the village. GREEN = No impact or Minor positive
Green beit	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the wider setting
	areas, listed	of a Grade II Listed windmill to the west.
	buildings,	Archaeological potential will require further
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
	monuments)?	development process.
CLIMATE CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Election 1	energy resources?	DED Florida 0/111111
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
		Flood Zono 2 (or other form of flood right
		Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The
		majority of the site is within Flood Zones 2
		and 3, with the remaining land of a
		piecemeal nature in pockets to the north
		and south. It would be difficult to develop
		such a site and integrate it into the built form
		of the village.
	Ī.	···· ···· · · · ·

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

Integration with Existing Communities	How well would the development on the site integrate with existing communities?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It would be difficult to develop such a site and integrate it into the built form of the village.
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 5.7km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

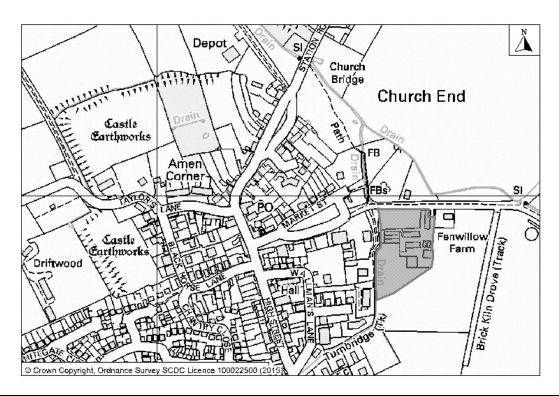
		5=5 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
		A = 400 - 600III
Primary	nearest primary	040 4057
School	school?	640m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.6km ACF from centre of site to Swavesey
		Village College.
TRANSPORT		r mage eeneger
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
00010 (0020)	consider access to	10101 00010 01 10
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		532m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		(=)
Transport		
Public		G = 21 to 30 minutes (4)
		0 - 21 to 50 millates (4)
transport		22 Minutes from Courses out to Ct. Inc.
journey time to		23 Minutes from Swavesey to St. Ives.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.97km ACF from the centre of the site to
		St. Ives Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
,	proposed train	12,734m ACF from centre of the site to
Station	proposed train	

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC169	
Consultation Reference numbers:	

Site name/address: Land south of Market Street & at Fenwillow Farm

Мар:



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

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

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

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

Potential residential capacity: 0 dwellings

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

	T	
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIII ICI als		
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7	development of the	impact.
	sites result in an	impact.
		Development unlikely to import 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
7101111	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	
	problems if the site	Development will create significant negative
	is developed, as a	impacts to, or as a result of, the
	•	·
	receptor or	development, incapable of adequate
	generator	mitigation - Immediately to the north is a
	(including	scrap yard but the hours of use etc. are
	compatibility with	unknown but in close proximity can be
	neighbouring	incompatible. It is unlikely that mitigation
	uses)?	measures on the proposed development
	4333).	site alone can provide an acceptable
		ambient noise environment. A sewage
		pumping station is located adjacent to north
		eastern corner of the site. Anglia Water tend
		to operate a cordon sanitare around
		pumping stations in order to minimise the
		risks of vibration, noise and odour impacting
		on new residents and approximately 1/5th of
		the site would be within the cordon sanitare
		and unsuitable for residential development.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Denonia Subject to appropriate mitigation)
		The electronical Control Control
		The site is used for agriculture and may
		have contaminated land. Potential for minor
		benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
VVAIGI		·
	where possible	mitigation
i .	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 and protect sites		to designated for nature conservation or recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated sites)		
Biodiversity	Would		GREEN = Development could have a
2.currency	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 restoration (helping		existing features that warrant retention can be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		acineved unedgir and development processi
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		any protocted most
	by a Tree		
	Preservation Order		
	(TPO)?		AMPER N. 19
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces,		loss of existing green infrastructure capable of appropriate mitigation
	through delivery of		or appropriate minganon
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. A bridleway runs along the northern boundary of the site and
			a footpath lies approximately 90m to the
			east, which offer routes to the east.
LANDSCAPE, 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on

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

	1	
	scheduled monuments)?	village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	development proceed.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk
LIIMAN HEALT	TH AND WELL BEING	The whole site is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).
	Will it increase the	GREEN = Assumes minimum on-site
Open Space	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:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.2km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision 319m ACF from centre of the site to Swavesey Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance:	How far is the site	G = <400m
District or Local Centre	from the nearest District or Local centre?	244m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,388m ACF from centre of site to The Surgery, Swavsey
Key Local Facilities	Will it improve quality and range of key local	AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities

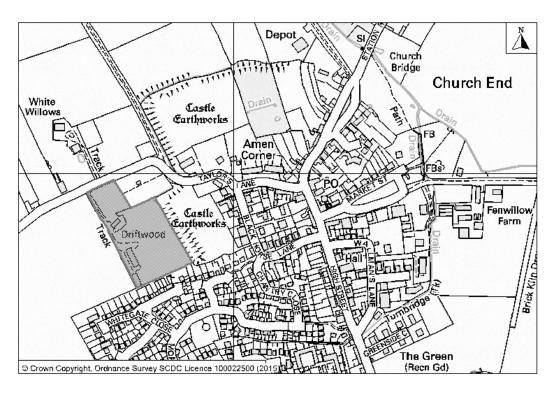
	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement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

in key community services and infrastructure, services and infrastructure, including communications infrastructure and broadband? broadband? Education Capacity Education Capacity Education Capacity Education Capacity Is there sufficient education capacity? Education Capacity? Education Capacity Education Capacity Is there sufficient education capacity? Education Capacity Insufficient spare school capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school? Distance: Primary School Distance: Primar			
Capacity education capacity? Capacity C		infrastructure, including communications infrastructure and broadband?	utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Distance: Distance: Primary School school? Distance: Primary School school? Distance: Secondary School school? Distance: Secondary School school? Distance: Secondary School school? Distance: Secondary School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? List there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: Secondary School school? What type of cycle routes are access to and quality of public transport, and cycling, Scores determined by the four criteria below. Distance: Distance: Secondary School school? What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) GREEN = Score 15-19 from 4 criteria below Total score of 16 Total score of 16 Total score of 16 Total score of 16 Total score of the site to the nearest bus stop. Frequency of Public Transport Public Fransport Public G = 21 to 30 minutes (4)		education	constraints cannot be appropriately mitigated.
Primary School nearest primary school? Primary School Distance: How far is the secondary school? How far is the nearest secondary school? TRANSPORT Cycle Routes Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: bus stop of public transport attaiton Distance: bus stop of Public Transport Public Distance: bus station Prequency of Public Transport Public Prequency of Public Transport Public Prequency of Public Transport Public Preduency of Public Transport Public Provide restrict to Sawston Within (or site large enough to provide new) Soloman ACF from centre of site to Sawston provide new) G Within 1km (or site large enough to provide new) G Within 1km (or site large enough to provide new) G Within 1km (or site large enough to provide new) G Within 1km (or site large enough to provide new) G Within 1km (or site large enough to provide new) Sustain 1.5m within medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of trad path. RED = Service does not meet the requirements of a high quality public transport (HQPT) GREEN = Score 15-19 from 4 criteria below Total score of 16 GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2)			potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Secondary School nearest secondary school? Description Secondary School Secondary	Primary School	nearest primary school?	357m ACF from centre of site to Swavesey Primary School.
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? It is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport Frequency of Public Transport Frequency of Public Transport Frequency of Public Transport Frequency of Public Transport Cycle Routes RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) GREEN = Score 15-19 from 4 criteria below Total score of 16 GG = Within 400m (6) Salm ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) Public GG = 21 to 30 minutes (4)	Secondary	nearest secondary	provide new)
Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Distance: bus stop / rail station Distance: bus stop / rail station Frequency of Public Transport Frequency of Public Transport Frequency of Public Transport Public Cycle Routes RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of proad path. RED = Service does not meet the requirements of a high quality public transport (HQPT) GREEN = Score 15-19 from 4 criteria below Total score of 16 GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop. Frequency of Public Transport Public G = 21 to 30 minutes (4)	TRANSPORT		Village College.
routes are accessible near to the site? Sustainable Transport Score (SCDC)		What type of avala	DED – No eveling provision or a evel lone
RED = Service does not meet the requirements of a high quality public transport (at edge of site)? Sustainable Transport Score (SCDC)	Cycle Roules	routes are accessible near to	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local
Transport Score (SCDC) mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop. Frequency of Public Transport Public G = 21 to 30 minutes (4)	HQPT	Quality Public Transport (at edge	RED = Service does not meet the requirements of a high quality public
Score (SCDC) been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Frequency of Public Transport Public Total score of 16 GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2) GG = 21 to 30 minutes (4)			GREEN = Score 15-19 from 4 criteria below
stop / rail station 231m ACF from the centre of the site to the nearest bus stop. Frequency of Public Transport Public G = 21 to 30 minutes (4)	Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	
station 231m ACF from the centre of the site to the nearest bus stop. Frequency of Public Transport Public G = 21 to 30 minutes (4)			GG = Within 400m (6)
Public Transport Public G = 21 to 30 minutes (4)	station		nearest bus stop.
Public G = 21 to 30 minutes (4)	Public		R = Hourly service (2)
	Public		G = 21 to 30 minutes (4)

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

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

Мар:



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

Note: the site adjoins site 71 to the west.

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

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

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

Potential residential capacity: 47 dwellings (30 dph)

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

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

			macauras will ashioused through the
			measures will achieved through the development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		Sustamable Dramage Systems (Suus).
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		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
	locally designated		
	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. 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.
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include
I ANDSCADE	TOWNSCAPE AND C	III TI IDAI DI	that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
		OLI UKAL HI	
Landscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	distinctiveness of	
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.
Townscape	Will it maintain and enhance the diversity and distinctiveness of	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 landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation	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)
	areas, listed buildings,	- Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.

	T		
OLUMATE OLIA	registered parks and gardens and scheduled monuments)?		Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.
CLIMATE CHAI		ı	
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 and a very small part of the north east corner of
			the site is within Flood Zone 2.
HUMAN HEALT	H AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: 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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 205m ACF from centre of the site to land east of Moat Way, Swavesey
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

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

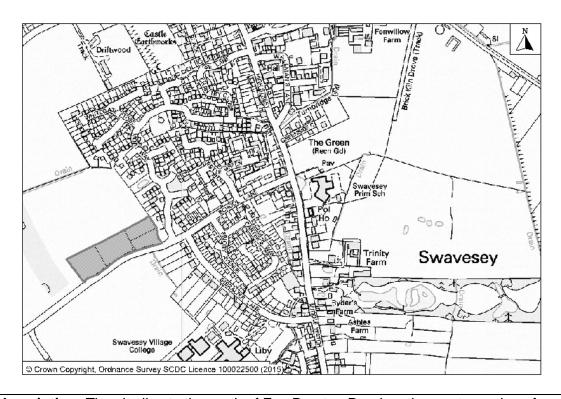
	T	I	
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
	level of investment		sufficient
	in key community		
	services and		Development can use existing capacity in
	infrastructure,		utilities infrastructure. However, there is
	including		insufficient spare mains water capacity
	communications		within the distribution zone to supply the
	infrastructure and		number of proposed properties which could
	broadband?		arise if all the SHLAA sites within the zone
	broadbaria:		were to be developed. The sewerage
			network is approaching capacity and will
			require investigation and possibly mitigation
Education	Is there sufficient		
			RED = School capacity not sufficient,
Capacity	education		constraints cannot be appropriately
	capacity?		mitigated.
			Incufficient angre school conscitutout
			Insufficient spare school capacity but
			potential for improvement to meet needs.
			Insufficient primary and large deficit in
			secondary school capacity.
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		601m ACF from centre of site to Swavesey
			Primary School.
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		
			0.7km ACF from centre of site to Swavesey
			Village College.
TRANSPORT	1		
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane
	routes are		less than 1.5m width with medium volume of
	accessible near to		traffic. Having to cross a busy junction with
	the site?		high cycle accident rate to access local
			facilities/school. Poor quality off road path.
HQPT	Is there High		RED = Service does not meet the
	Quality Public		requirements of a high quality public
	Transport (at edge		transport (HQPT)
	of site)?		. , ,
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has		
Score (SCDC)	been developed to		Total score of 18
	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Distance: bus	TOUT CHILETTA DEIUW.		GG = Within 400m (6)
stop / rail			00 - vviuiiii 400iii (0)
station			368m ACF from the centre of the site to the
Station			nearest bus stop.
Frequency of			R = Hourly service (2)
Public			IN - Flourity Service (2)
	İ		

Transport		
Public		G = 21 to 30 minutes (4)
transport		()
journey time to		23 Minutes from Swavesey to St. Ives
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		σρ το σιαπ (σ)
Centre		4.96km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	1.
Station	proposed train	12,809m ACF from centre of the site to
Otation	station?	Huntingdon Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	magadom
	available capacity?	Minor negative effects incapable of
	available capacity.	mitigation. Access constraints - The
		Highway Authority has concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site. The
		proposed site does not appear to have a
		direct link to the adopted public highway. It
		is unlikely the access could be imprived
		without significant impact rural character
		and historic environment. The Highways
		Agency comment that most of the sites
		identified within this group are small in-fills,
		closely associated with existing settlements.
		It is realistic to assume that a substantial
		proportion of such sites could be
		accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being
Non Cor	\\/: :4 mag := 4 ==	deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC287	
Consultation Reference numbers:	

Site name/address: Land adj to Fen Drayton Road Land adj to Fen Drayton Road

Map:



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

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

Current use(s): Paddock

Proposed use(s): Approximately 50 dwellings

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

Potential residential capacity: 26 dwellings (30 dph)

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

	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Small part of the site within an area
	TCSCIVCS:	designated in the Minerals and Waste LDF
		_
		but development would not have a negative
DOLL LITION		impact.
POLLUTION		LODEEN MET 1 1 1 1 1
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
, (Q17)/	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Dallada	A14?	AMPED Advance in a sector conclusion
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Some potential for
	neighbouring	traffic noise from A14, but should be
	uses)?	·
Cantamination	,	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	Custamable Dramage Cystems (Ouus).
		CDEEN Door not contain in not adirect
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	1 300 a 010 kg .	1

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

	1	
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables Flood Risk	Will it support the use of renewable energy resources? Is site at flood risk?	AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision 324m ACF from centre of the site to land east of Moat Way, Swavesey.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact

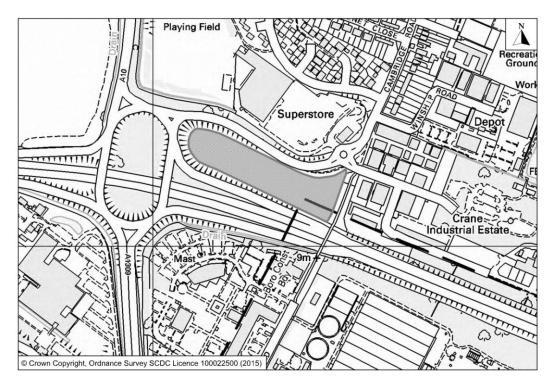
	T	T
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	606m ACF to The White Horse pub which is
Local Ochic	centre?	surrounded by a cluster of other services
	Ceritie:	l
D: 4 O:4		and facilities within the village.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	994m ACF from centre of site to The
	service?	Surgery, Swavesey
I/al.a.a.l		
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
	_	
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communices	with existing	Soparation by Horr-residential land uses
	communities?	Davolanment would acceptitute healt less
	communities?	Development would constitute back land
		development, poorly related to the existing
		built-up part of the village.
ECONOMY	1 =	 [<u></u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	,
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
-1159		

	Tabana tan	. 3(-1)(-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	William Malada Palam, amada, ar faladra dada.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.4km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial
		Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and
	infrastructure and	upstream reinforcement. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will require investigation and possibly mitigation.
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		·····ganea.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient primary and large deficit in
		secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	507m ACF from centre of site to Swavesey
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT	Lian	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
110.0-	1 4	facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 14
Distance: bus		G = Within 600m (4)
stop / rail station		455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		23 Minutes from Swavesey to St. Ives
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.20km ACF from the centre of the site to St. Ives Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	40.000 4054
Station	proposed train station?	12,926m ACF from centre of the site to
Access	Will it provide safe	Huntingdon Station. GREEN = No capacity / access constraints
Access	access to the	identified that cannot be fully mitigated.
	highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SCEM1		
Consultation Reference numbers:		
Site name/address: Land between A14 and Milton, Milton		

Мар:



Site description: Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.

Current use(s): Open grass and scrubs

Proposed use(s): Employment development

Site size (ha): South Cambridgeshire: 1.79 ha.

Potential residential capacity: N/A

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.

	versatile	
	agricultural land?	
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	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	Air quality issues associated with the A14
	impact/worsening of air quality?	but likely to be capable of appropriate mitigation for employment development.
	or all quality:	magation for employment development.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA, the M11 or the	A14
	A14?	986m ACF from edge of site to AQMA, 14m ACF from edge of site to A14
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Noise issues associated with the A14 but
	problems if the site	likely to be capable of appropriate mitigation
	is developed, as a receptor or	for employment development.
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
	uses):	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to affect water quality.
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites	to designated for nature conservation or recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity? (Including	
	T (Intolucing	

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		The site has been identified as important in
	landscape		maintaining a green wedge between
	character?		Cambridge and Milton. The site has a
			distinctive green character having mature
			trees along all of its boundaries and forms a
			vital function.
Townscape	Will it maintain and		RED = Significant negative impact on
,	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Site is important for maintaining the
	townscape		separation and setting of Milton.
	character, including		·
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		The site has been identified as important in
<u> </u>	1 1.110 01.0 11440 011		The one has seen identified do important in

	Green Belt		maintaining a green wedge between
	purposes?		Cambridge and Milton. The site has a
			distinctive green character having mature
			trees along all of its boundaries and forms a
			vital function.
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tionage	enhance sites,		such buildings, sites or features, and there
	features or areas of		
			is no impact to the setting
	historical,		
	archaeological, or		
	cultural interest		
	(including		
	conservation		
	areas, listed		
	buildings,		
	registered parks		
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 lood Hiok	lo one at nood not.		OKEEN - 1 1000 Zone 17 10W Hok
HUMAN HEAL	H AND WELL BEING	<u> </u>	ı
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Site is not proposed for housing
			Site is not proposed for nodsing
Facilities	sports facilities?		CDEEN 400m on analta musulaian
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Site is not proposed for housing
	for children and		
	teenagers?		
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travallers and		
I	and Travellers and		
1	Travelling		
Distance:	Travelling Showpeople?		G = <400m
	Travelling Showpeople? How far is the site		G = <400m
District or	Travelling Showpeople? How far is the site from the nearest		G = <400m
	Travelling Showpeople? How far is the site from the nearest District or Local		G = <400m
District or Local Centre	Travelling Showpeople? How far is the site from the nearest District or Local centre?		
District or Local Centre Distance: City	Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site		G = <400m R = >800m
District or Local Centre	Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of		
District or Local Centre Distance: City	Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site		

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

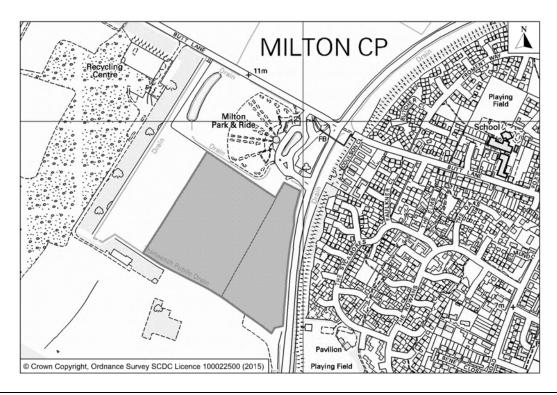
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
O till tile 3	level of investment	sufficient
		Sumdent
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	00110011	- Cite to their proposed for medeling
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Routes	routes are	Site is adjacent to the Jane Costen Cycle
	accessible near to	Bridge and routes into the City centre.
	the site?	Bridge and routes into the City Centre.
HQPT		RED = Service does not meet the
ПОРІ	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)?	DARK GREEN = Score 19-25
	Scoring	
Transport	mechanism has	Total score 21
Score (SCDC)	been developed to	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		15 minutes (Winship Road, Milton to
journey time to		Cambridge, Drummer Street)
City Centre		<u> </u>
Distance for		GG = Up to 5km (6)
cycling to City		. , ,
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	3997m ACF from centre of the site to
Station	proposed train	Waterbeach Station
	I Proposod train	Tratorough otation

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

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM2	
Consultation Reference numbers:	

Site name/address: West of the A10 and south of the Park & Ride, Milton

Мар:



Site description: Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton.

The land comprises and open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.

Current use(s): Agricultural land

Proposed use(s): Employment development

Site size (ha): South Cambridgeshire: 9.5 ha.

Potential residential capacity: N/A

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

		aita huttha maianitu af tha aita ia Onada O
	best and most versatile	site but the majority of the site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	AMBER = Site or a significant part of it falls
Willicials	sterilisation of	within an allocated or safeguarded area,
	economic mineral	development would have minor negative
	reserves?	impacts
		The site is adjacent to Milton Landfill and is
		within its Waste Consultation Area.
		Development within this consultation area
		must not prejudice existing waste
		management operations.
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	Development could impact on air quality,
	impact/worsening	with minor negative impacts incapable of
	of air quality?	mitigation. The site is located close to the
		Councils' Air Quality Management Area and
		the proposed development is of a significant
AQMA	Is the site within or	size to have an impact on air quality. AMBER = <1000m of an AQMA, M11 or
AQIVIA	near to an AQMA,	A14
	the M11 or the	792m ACF from edge of site to AQMA.
	A14?	272m ACF from edge of site to A14.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	Some possible noise from the A14 and
	problems if the site	neighbouring operational landfill, waste
	is developed, as a	disposal and recycling site. Odour from the
	receptor or	adjacent landfill site and Household Waste
	generator	Recycling Centre would have a significant
	(including	negative impact in terms of health and well-
	compatibility with	being and a poor quality living environment
	neighbouring	and possible nuisance.
Contamination	uses)? 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
	ti lo olto .	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Potential for minor benefits through
		remediation of minor contamination. The
		site is adjacent to a known landfill site,
		therefore investigation will be required
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to affect water quality.
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).

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

<u> </u>	T		r===
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Significant negative impact (development
	townscape		conflicts with townscape character, with
	character, including		significant negative impacts incapable of
	through		mitigation) - development of this site would
	appropriate design		result in built development in an area
	and scale of		characterised by agricultural buildings and
	development?		individual dwellings.
Green Belt	What effect would		RED = Significant negative impact on
G. GG	the development of		Greenbelt purposes
	this site have on		Significant negative impact (development
	Green Belt		conflicts with landscape character, with
	purposes?		significant negative impacts incapable of
	purposes:		mitigation) - development of this site would
			result in considerable encroachment of built
			development into the open farmland to the
			north of the village.
l lowitowo	Mill it protect or		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		Neutral impact (existing features retained,
	archaeological, or		or appropriate mitigation possible).
	cultural interest		Archaeological potential will require further
	(including		information but the assumption for a neutral
	conservation		impact is that it is likely appropriate
	areas, listed		mitigation can be achieved through the
	buildings,		development process.
	registered parks		
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHAI		1	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Site is not proposed for housing
Facilities	sports facilities?		0.4km ACF from centre of the site to Milton
	·		Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Site is not proposed for housing
	for children and		297m ACF from centre of the site to Milton
	teenagers?		Recreation Ground
	1		1

Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWIDER = NO Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	870m of nearest centre ACF (Milton, High
Local Centre	District or Local	Street)
Local Contro	centre?	Shooty
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000111
Contro	defined Cambridge	
	City Centre?	
	Only Control	
Distance: GP	How far is the	R = >800m
Service	nearest health	889m ACF from centre of site to Milton
	centre or GP	Surgery.
	service?	3 ,
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	proposed directly as a result of the
	facilities including	development. The proposal involves the
	health, education	loss of an area of the golf course but all
	and leisure (shops,	other facilities are being retained.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
Intogration	How well would the	development.
Integration		RED = Limited scope for integration with
with Existing Communities	development on the site integrate	existing communities / isolated and/or separated by non-residential land uses
Communities	with existing	Site separated from the village facilities and
	communities?	
ECONOMY	Lonninumites:	services by the busy A10.
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	
ı	1	l .

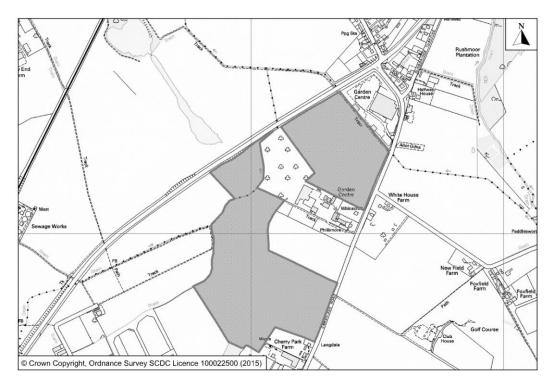
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
		Vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
Accessibility		
	employment	employment or is for another non-residential
	centre?	use
		0.4km ACF from centre of site to South
		Cambridgeshire 007C (Cambridge Science
		Park and St Johns Innovation Centre)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Minor utilities infrastructure improvements
	services and	required, but constraints can be addressed.
		·
	infrastructure,	There is insufficient spare mains water
	including	capacity within the distribution zone to
	communications	supply the number of proposed properties
	infrastructure and	which could arise if all the SHLAA sites
	broadband?	within the zone were to be developed. The
		sewerage network is close to capacity.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Capacity		
D: (capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	736m ACF from centre of site to Milton C of
		E Primary School
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
3011001	3011001:	
		2.2km ACF from centre of site to Impington
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	ano ono:	facilities/school. Poor quality off road path.
LIODT	lo though little	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	

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

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM5	
Consultation Reference numbers:	

Site name/address: Land North of Melbourn South of the A10

Мар:



Site description: Large arable fields located to the north east of Melbourn. The site lies between the A10(S) and Cambridge Road, on either side of a camping and caravan site. A garden centre lies to the north east and the site is surrounded on all other sides by large arable fields.

Current use(s): Arable fields

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 33.5 ha.

Potential residential capacity: N/A

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		AMBER = Minor loss of grade 1 and 2 land	

	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the A10 and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14. 13,696m ACF from edge of site to AQMA. 14,559m ACF from edge of site to A14. 6,488m ACF from edge of site to M11.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN B
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

		ı	
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		There are two protected trees situated on
	by a Tree		the road frontage of White House farm,
	Preservation Order		Melbourn
	(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		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		
Townsons	character? Will it maintain and		DED. Cignificant pagetive impact on
Townscape	enhance the		RED = Significant negative impact on
	diversity and		townscape character, no satisfactory mitigation measures possible.
	distinctiveness of		minganon measures possible.
	townscape		
	townscape character, including		
	townscape character, including through		
	townscape character, including		
	townscape character, including through appropriate design		

	1	
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	
	cultural interest	
	(including	
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Parts of the site are within Flood Zones 2
		and 3 and will require careful mitigation.
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Mutdoor Chart		
Outdoor Sport	nearest outdoor	Site is not proposed for housing
Facilities	sports facilities?	
Facilities Distance: Play	sports facilities? How far is the	GREEN = <400m or onsite provision
Facilities	sports facilities? How far is the nearest play space	
Facilities Distance: Play	sports facilities? How far is the nearest play space for children and	GREEN = <400m or onsite provision
Facilities Distance: Play Facilities	sports facilities? How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy &	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for	GREEN = <400m or onsite provision
Facilities Distance: Play Facilities	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy &	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy &	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy &	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy &	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy & Traveller	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	GREEN = <400m or onsite provision Site is not proposed for housing AMBER = No Impact
Facilities Distance: Play Facilities Gypsy & Traveller Distance:	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	GREEN = <400m or onsite provision Site is not proposed for housing
Facilities Distance: Play Facilities Gypsy & Traveller Distance: District or	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest	GREEN = <400m or onsite provision Site is not proposed for housing AMBER = No Impact
Facilities Distance: Play Facilities Gypsy & Traveller Distance:	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local	GREEN = <400m or onsite provision Site is not proposed for housing AMBER = No Impact
Facilities Distance: Play Facilities Gypsy & Traveller Distance: District or Local Centre	sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre?	GREEN = <400m or onsite provision Site is not proposed for housing AMBER = No Impact R = >800m
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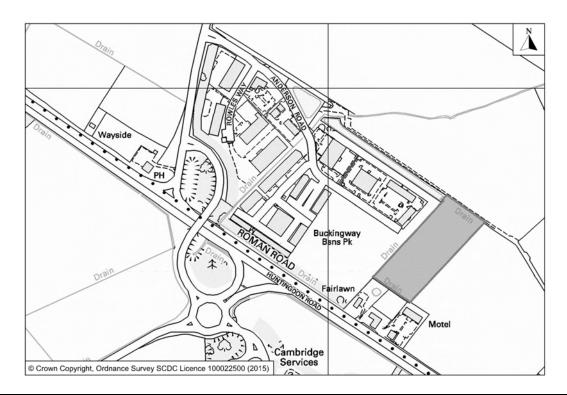
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	proposed directly as a result of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	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	Large site, isolated and not well related to
ECONOMY	communities?	the existing built-up area.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Chickbing	shopping	vitality and viability of existing centres
	hierarchy,	and habinity of oxioting control
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	ODEEN 41 H 41 A
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment centre?	employment or is for another non-residential
Employment -	Would	use G = No loss of employment land / allocation
Land	development result	is for employment development
Laria	in the loss of	
	employment land,	
	or deliver new	

	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntioo	level of investment	sufficient
	in key community	Cambion
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	1 00110011	- Cite to thet proposed for medering
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Houles	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
	tile site:	
LIODT	la thara I liab	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)
0	of site)?	ODEEN 0 45 40 (4 %) 1 1
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total score 15
Score (SCDC)	been developed to	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		` '
journey time to		
City Centre		
Distance for		A = 10km to 15 km (3)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	1,560m ACF from centre of the site to
_	•	
Station	proposed train	Meldreth Station

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

Site Information			
Development Sequence	Employment Site		
Site reference number(s): SCEM7			
Consultation Reference numbers:			
Site name/address: Land adjoining Buckingw	Site name/address: Land adjoining Buckingway Business Park, Swavesey		

Мар:



Site description: Small arable field adjacent to the Buckingway Business Park. Site lies to the east of Buckingway Business Park and north of the A14 and service area. The site is surrounded on other sides by agricultural land.

Current use(s): Agriculture

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 2.1 ha.

Potential residential capacity: N/A

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14. 100m 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 Some possible noise from the A14 and neighbouring commercial 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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Description :
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		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	· · ·		
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		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).
			Assumptions for a neutral impact include
	green		
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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		improvements)
	landscape		r,
	character?		
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		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
			·
			i impaci on Green bell burboses
	the development of		impact on Green Belt purposes
	the development of this site have on		impact on Green Beit purposes
	the development of this site have on Green Belt		impact on Green beit purposes
110.09	the development of this site have on Green Belt purposes?		
Heritage	the development of this site have on Green Belt purposes? Will it protect or		GREEN = Site does not contain or adjoin
Heritage	the development of this site have on Green Belt purposes? Will it protect or enhance sites,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there
Heritage	the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of		GREEN = Site does not contain or adjoin
Heritage	the development of this site have on Green Belt purposes? Will it protect or enhance sites,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there
Heritage	the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of		GREEN = Site does not contain or adjoin such buildings, sites or features, and there

cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = 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? Distance: Outdoor Sport Facilities Distance: Play how far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Traveller and Travellers and Travellers and Travellers and Travellers and Travellers and Travellers (Distinct or Local Centre) Distance: City Centre Distance: OHOW far is the plasting of th				
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and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service nearest health centre or GP service? Key Local Will it improve quality and range of key local services and facilities including Ambula Responsible				
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Distance: How far is the site from the nearest Local Centre District or Local centre? Distance: City Centre From edge of defined Cambridge City Centre? Distance: GP Service New far is the nearest health centre or GP service? Key Local Facilities Vill it improve quality and range of key local services and facilities including Distance: GP How far is the nearest health centre or GP service? AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.				
District or Local Centre District or Local centre? Distance: City How far is the site from edge of defined Cambridge City Centre? Distance: GP How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including Minimum the nearest health Responsible to the nearest health centre or GP satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.	D:-1-			D 000
Local Centre District or Local centre? Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.				K = >800m
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City Centre? Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.	Centre	_		
Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.		_		
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centre or GP service? Key Local Facilities Will it improve quality and range of key local services and facilities including AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.				R = >800m
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Key Local Facilities Will it improve quality and range of key local services and facilities including AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.		centre or GP		
Facilities quality and range of key local services and facilities including satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.				
Facilities quality and range of key local services and facilities including satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.	Key Local	Will it improve		AMBER = No impact on facilities (or
of key local services and facilities including No facilities lost, and no new facilities proposed directly as a result of the development.	Facilities	quality and range		satisfactory mitigation proposed).
services and facilities including proposed directly as a result of the development.				No facilities lost, and no new facilities
facilities including development.				
· ·		facilities including		
		_		·

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	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.
Communices	with existing	•
		Adjacent to an existing business park
FOONOMY	communities?	
ECONOMY	D'(11	 AMPED Materialian P. 11 (1. 1001)
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	, ,
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
riocconsinty	employment	RED = >3km
	centre?	AMBER = 1-3km
	ocitio:	GREEN = <1km or allocation is for or
		includes a significant element of
		employment or is for another non-residential use
Employment	Would	G = No loss of employment land / allocation
Employment - Land		
Lanu	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
11.00.1	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	

	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Сарасну		
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	301001:	Oile is not proposed for nodsling
	Mhat tuna of avala	 DED - No ovolina provision er a svala lasa
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	RED = Score 0-4 from 4 criteria below
Transport	mechanism has	Total score 3
Score (SCDC)	been developed to	10.0.1000100
Ocore (OODO)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR= Beyond 1,000m (0)
stop / rail		
station		
Frequency of		RR= Less than hourly service (0)
Public		, , , , , , , , , , , , , , , , , , , ,
Transport		
Public		RR= Greater than 50 minutes (0)
transport		TARE Ordator than 50 minutes (0)
journey time to		
City Centre		A AOI (- AE I (0)
Distance for		A = 10km to 15 km (3)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	13,036 ACF from centre of the site to
·		 •

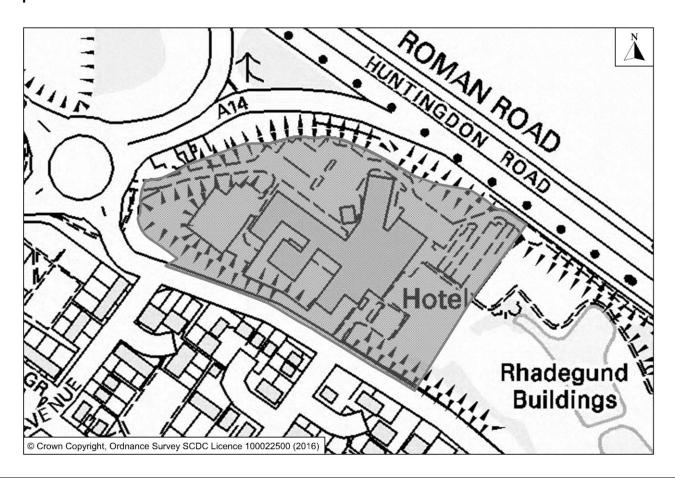
Station	proposed train station?	Cambridge Station
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Site does not appear to have access to the highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC340	

Consultation Reference numbers: N/A

Site name/address: Land at Hallmark Hotel, Bar Hill

Map:



Site description: The site is located on the north eastern side of Bar Hill and adjoins existing residential to the west. The site is bound on three sides by road infrastructure; the A14 and its off-slip to the north and east, and Crafts Way, which forms a ring road around Bar Hill, to the south west. To the south lies an 18 hole golf course.

The site is currently in use as a hotel, with associated car parking and grounds.

Current use(s): Hotel with associated car parking and grounds

Proposed use(s): Residential development comprising 41 units of mixed size and tenure

Site size (ha): South Cambridgeshire: 2.88 ha.

Potential residential capacity: 65 dwellings (30 dph)

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	·
	use of previously	The site is currently in use as a hotel with

	developed	associated areas of hardstanding, including ca	ar
A ami audtumal	land?	parking.	f t
Agricultural	Would	GREEN = Neutral. Development would not af	rect
Land	development lead	grade 1 and 2 land.	
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the	GREEN = Site is not within an allocated or	
	sterilisation of	safeguarded area.	
	economic mineral		
	reserves?		
POLLUTION			
Air Quality	Would the	RED = Site lies near source of air pollution, or	
	development of the	development could impact on air quality,	
	sites result in an	significant adverse impacts	
	adverse		
	impact/worsening		
	of air quality?		
AQMA	Is the site within or	RED = Within or adjacent to an AQMA, M11 o	r
	near to an AQMA,	A14	
	the M11 or the		
	A14?	The site is situated immediately adjacent to the	е
		A14 and the majority of the site lies within an	_
		AQMA.	
Pollution	Are there potential	RED = Significant adverse impacts incapable	of
· ondion	Odour, light noise	appropriate mitigation	0.
	and vibration	appropriate mitigation	
	problems if the site	Noise impacts - The north and east of the site	
	is developed, as a	bounds the A14, including A14 junction 29	
	receptor or	roundabout. There are high levels of ambient	/
	generator	diffuse traffic noise. The impact of existing noise	
	•	on any future residential in this area is a mater	
	(including		
	compatibility with	consideration in terms of health and well being	
	neighbouring	and providing a high quality living environment	ι.
	uses)?	Before this site is allocated for residential	
		development it is recommended that these no	
		threats / constraints are thoroughly investigate	ed in
		accordance noise guidance to determine the	
		suitability of the site for residential use. This si	te
		requires a full noise assessment including	
		consideration of any noise attenuation measur	es
		such as noise barriers / berms and practical /	
		technical feasibility / financial viability.	
Contamination	Is there possible	AMBER = Site partially within or adjacent to a	
	contamination on	area with a history of contamination, or capabl	
	the site?	remediation appropriate to proposed developn	nent
		(potential to achieve benefits subject to	
		appropriate mitigation)	
Water	Will it protect and	GREEN = No impact / Capable of full mitigation	n
	where possible		
	enhance the quality		
	of the water		
	environment?		
	1		

BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent to
Sites	protected species		designated for nature conservation or recognised
Oitos	and protect sites		as containing protected species, or local area will
	designated for		be developed as greenspace. No or negligible
	nature		impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a negative
•	development		impact on existing features or network links but
	reduce habitat		capable of appropriate mitigation
	fragmentation,		
	enhance		The hotel is set within extensive grounds, some of
	native species, and		which may be lost to new development.
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected trees
	site or immediately		capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are several protected trees on site,
	Preservation Order		including a band of elm trees across the middle of
	(TPO)?		the site and several individual trees in clusters
			around the northern and western edges of the
			site.
Green	Will it improve		AMBER = No significant opportunities or loss of
Infrastructure	access to wildlife		existing green infrastructure capable of
	and green spaces,		appropriate mitigation
	through delivery of		appropriate magazion
	I and accode to		
	and access to		
	green		
I ANDSCADE T	green infrastructure?	III TUDAL U	EDITAGE
•	green infrastructure? OWNSCAPE AND C	ULTURAL HE	
LANDSCAPE, T	green infrastructure? OWNSCAPE AND COMIST Will it maintain and	ULTURAL HE	GREEN = No impact (generally compatible, or
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local
•	green infrastructure? TOWNSCAPE AND COMITY WILL IT MAINTAIN AND COMITY OF THE PROPERTY OF T	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local
•	green infrastructure? TOWNSCAPE AND COMITY WILL IT MAINTAIN AND COMITY OF THE PROPERTY OF T	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development is likely to be compatible as the site
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development is likely to be compatible as the site is located within an area which is already
•	green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HE	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Development is likely to be compatible as the site

			abanatan bananahi (C. 90 - 6
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of townscape character, including through appropriate design		Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site for housing would be contrary to the pattern of development in this village. Residential
	and scale of development?		development is currently contained within Crafts Way, which acts as a natural boundary.
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)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHAN			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			The northern part of the site is at high risk of flooding from surface water. High means the area has a chance of flooding of greater than 1 in 30 (3.3%) in any year. Site would have to provide appropriate mitigation measures.
HUMAN HEALT	H AND WELL BEING	i	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.67km ACF from centre of the site to Bar Hill Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Citation of Sticke providen
	for children and teenagers?		171m ACF from centre of the site to land Between Acorn Avenue and Foxhollow
Gypsy &	Will it provide for		AMBER = No Impact

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Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	558m of nearest centre ACF (Bar Hill,
	centre?	Gladeside/Viking Way)
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	A = 400 - 000m
Service	centre or GP	580m ACF from centre of site to Bar Hill Health
	service?	
Kov Loog!		Centre, Bar Hill
Key Local	Will it improve	AMBER = No impact on facilities (or satisfactory
Facilities	quality and range	mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to the loss
Facilities	and enable	of any community facilities or replacement /
	engagement in	appropriate mitigation possible
	community	
	activities?	
Integration	How well would the	RED = Limited scope for integration with existing
with Existing	development on	communities / isolated and/or separated by non-
Communities	the site integrate	residential land uses
	with existing	
	communities?	Site surrounded on three sides by busy roads,
	Communico:	including the A14 and northbound off-slip. Crafts
		Way, which acts as a ring road, separates the site
	1	
Ì		I from the existing pulit-up area of the village
ECONOMY		from the existing built-up area of the village.
ECONOMY Deprivation	Does it address	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40% most
	pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge
Deprivation	pockets of income and employment	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge
Deprivation	pockets of income and employment deprivation particularly in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	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
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation

	т.	
	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	and viability of existing centres
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main employment centre?	2.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
	employment land, or deliver new employment land?	The site is currently in use as a hotel.
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
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution to provide additional places will be required. Bar Hill Primary School is close to capacity but may have the potential to expand. However this may be constrained by the school's liability to flood. Swavesey VC expansion of150 places included in current capital programme, further expansion may be required depending on the level of growth
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 550m ACF from centre of site to Ball Hill Community Primary School
Distance: Secondary School	How far is the nearest secondary school?	R = Greater than 3km 5km ACF from centre of site to Swavesey Village College
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. The site is bound by busy roads without crossings or cycle routes. However, significant improvements planned as a result of A14 scheme.

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.	GREEN = Score 15-19 from 4 criteria below Total score = 18
Distance: bus stop / rail station		GG = Within 400m (6) 90m to nearest bus stop ACF (Bar Hill, Crafts Way, Acorn Avenue
Frequency of Public Transport		G = 20 minute frequency (4) Citi 5 (20min frequency) and Whippet 1A service (60min frequency) to Cambridge
Public transport journey time to City Centre		G = 21 to 30 minutes (4) Bus service takes 26 minutes to get to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.4km ACF from centre of site to Cambridge Station
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 10.1km ACF from centre of 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts Small site, unlikely to offer improvements to cycling infrastructure.

Site Information

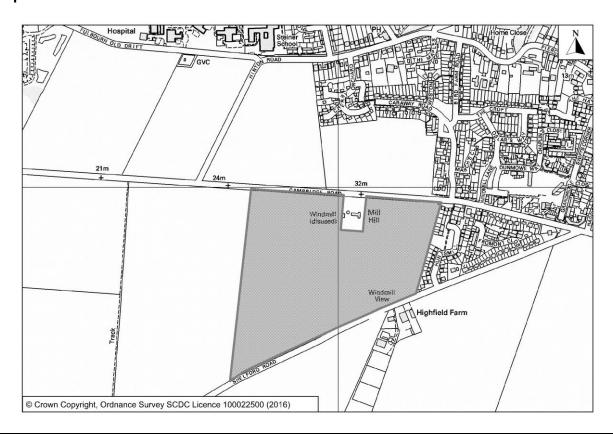
Development Sequence

Minor Rural Centre

Site reference number(s): SC037a Consultation Reference numbers:

Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn

Мар:



Site description: The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a Listed windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views.

Note: this site adjoins site 245 to the north.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 17.8 ha.

Potential residential capacity: 268 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	Ğ
	to the loss of the	The whole site is Grade 2
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
- William Craid	sterilisation of	safeguarded area.
	economic mineral	careguaruou arear
	reserves?	
POLLUTION	10301703:	
Air Quality	Would the	AMBER = Site lies near source of air
All Quality	development of the	pollution, or development could impact on
	sites result in an	· · · · · · · · · · · · · · · · · · ·
	adverse	air quality adverse impacts.
		Development sould impost on air quality
	Impact / worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
		mitigation. Despite this proposal not being
		adjacent to an Air Quality Management
		Area, it is of a significant size and therefore,
		there is a potential for an increase in traffic
		and static emissions that could affect local
		air quality. More information is required for
		this location, particularly details for air
		quality assessment and a low emission
		strategy.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Possible noise and malodour from
	receptor or	nearby Highfield Farm and a Livery Yard
	generator	etc. at Windmill View. Might be possible to
	(including	coexist but possible off-site noise and odour
	compatibility with	impacts or statutory nuisances from farm
	neighbouring	and these have not been quantified so off-
	uses)?	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
Comtouring the	la thana mara-Usta	mitigation.
Contamination	Is there possible	GREEN = Site not within or adjacent to an

T	1	1	
	contamination on the site?		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 Zones 1, 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance		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.
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,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	through dolivory of		Noutral impact (existing features ratained
	through delivery of		Neutral impact (existing features retained,
	and access to green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiasiiuciuie:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE T	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	OLI OKAL III	RED = Significant negative impact on
Landscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	oriaractor.		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		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
One on Delt	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		settlements.
Green Belt	What effect would		RED = Significant negative impact on
	the development of this site have on		Greenbelt purposes
	Green Belt		UPDATE INNER GREEN BOUNDARY
	purposes?		STUDY 2015
	parposco.		This sector (Sector 13, sub area 13.1) plays
			a key role in the setting of the south east of
			Cambridge, with the foothills of the Gog
			Magog Hills forming the backdrop to views
			out from and across Cambridge in this
			direction. The sector also prevents the
			continued sprawl of Cambridge to the south
			east, halting expansion in this direction and
			ensuring that the distance between the
			historic core and the edge of Cambridge
			does not extend further than it is at present.
			It plays a key role in the remaining
			separation between Cambridge and
			Fulbourn, as well as the setting of the
			windmill on Mill Hill and the Conservation

		Avec at Eulhauma Hamital			
		Area at Fulbourn Hospital.			
		This sector is all assessed to be Supportive landscape. The Gog Magog Hills are a distinctive feature in the settling of Cambridge in their own right, but they also form a backdrop to the city in views out to the surrounding landscape. They are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. In addition, the eastern end of the sector forms part of the setting to the village of Fulbourn and Fulbourn Hospital.			
		Any form of development extending onto the slopes of the Gog Magog Hills would substantially harm one of the key components of the setting of the city.			
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation			
CLIMATE CHAI	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies to the north west and Fulbourn Conservation Area further to the north. Adverse effect due to loss of important countryside 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.			
		AMPED - Standard requirements for			
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply			
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that			
		cannot be appropriately addressed			
HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the quantity and quality of publically	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			
· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·			

	accessible open space?	Development would create minor
	Space:	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	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		1.5km 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	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		869m ACF from centre of the site to land at
		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	
Distance:	Showpeople? How far is the site	G = <400m
Distance. District or	from the nearest	G = <400111
Local Centre	District or Local	Assume onside provision as site of over 200
	centre?	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
Distance: City	How far is the site	services and facilities within the village. R = >800m
Centre	from edge of	11 - 2000111
33	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	928m ACF from centre of site to Fulbourn
Kovlocal	service?	Health Centre.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
1 dominos	of key local	oduoidotory minganon 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?)	

	L NACH 14	LODEEN D
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The development scale and location of the
		site would create a large extension to the
		village which poorly relates to the existing
		built-up area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
		on other centres.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.2km 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,	
	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	Major utilities Infrastructure improvements
l	infrastructure,	required, but constraints can be addressed.

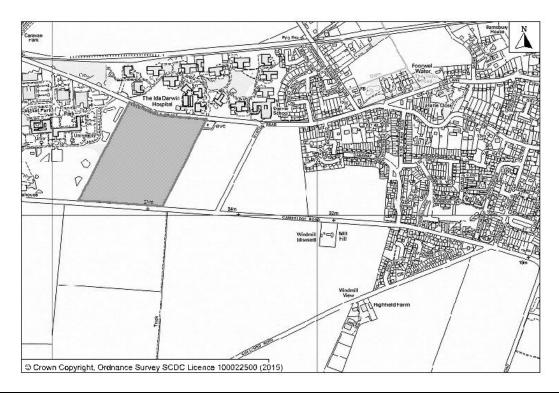
	1	[
	including	The electricity, mains water, gas and
	communications	sewerage systems will need reinforcement
	infrastructure and	to increase capacity.
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,100m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	6.4km ACF from centre of site to Sawston
		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	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		, ,
station		578m ACF from the centre of the site to the
		nearest bus stop (Fulbourn, Cambridge
		Road, opp Windmill Lane)
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		ofatoo alboarn to oarnbridge.
Distance for		G = 5km to 10km (4)
cycling to City		0 - 3MII to 10MII (+)
Centre		6.57km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	R = >800m
טוטנמו וט ל .	THOW IN IS THE SILE	IV = >000III

Railway Station	from an existing or proposed train station?	4,928m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. 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 Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC038a	
Consultation Reference numbers:	

Site name/address: Land north of Cambridge Road, Fulbourn

Map:



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 037 to the south and 109 to the east.

Current use(s): Agricultural

Proposed use(s): Employment – office and research and development uses as an extension to Capital Park

Site size (ha): South Cambridgeshire: 11.08 ha.

Potential residential capacity: N/A

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	
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 (11.08 ha.).
		Grade 2 (11.00 fla.).
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
iviirierais		
	sterilisation of	safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quanty	development of the	impact.
	sites result in an	pasti
	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	3
	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. There are also industrial /
	compatibility with	commercial type units to north at Ida Darwin
	neighbouring	but these are a low to moderate risk in
	uses)?	terms of adverse noise and cooking odour
	,	impact as it is understood that the Ida site
		will be developed in near future.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination 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
		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	,		1
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
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	<u>ULTURAL</u> HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of

		mitigation) - 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	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. 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	RED = Significant negative impact on Green Belt purposes
	this site have on Green Belt purposes?	UPDATE INNER GREEN BOUNDARY STUDY 2015 This sector (Sector 13, sub area 13.2) plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. It plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation Area at Fulbourn Hospital.
		Any development within sub area 13.2 would compromise the separation between Fulbourn and Cambridge, and impact on the relationship with the Fulbourn Hospital Conservation Area and the limited remaining separation between Fulbourn and Cambridge. No Green Belt release should be contemplated in this sub area.

	T		
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 of
	areas, listed		the two Conservation Areas. However, with
	buildings,		careful design it may be possible to mitigate
	registered parks		any impact on the wider historic
	and gardens and		environment with a smaller scale of
	scheduled		
			development.
CLIMATE CHA	monuments)?		
CLIMATE CHA			ANDED Chandender with a fi
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	TH AND WELL BEING	<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?		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?		1.8km ACF from centre of the site to
			Teversham Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		663m ACF from centre of the site to land at
	teenagers?		Roberts Way, Fulbourn.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
. 14451101	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		110 Shoot on piton or plot provision.
	and Travellers and		
	Travelling		
Dietopes	Showpeople? How far is the site		D _ > 900m
Distance:			R = >800m
District or	from the nearest		Over 4 000m ACE frame that a section of the
Local Centre	District or Local		Over 1,000m ACF from the centre of the
	centre?		site Fulbourn High Street -a cluster of
D			services and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
ì	defined Cambridge		

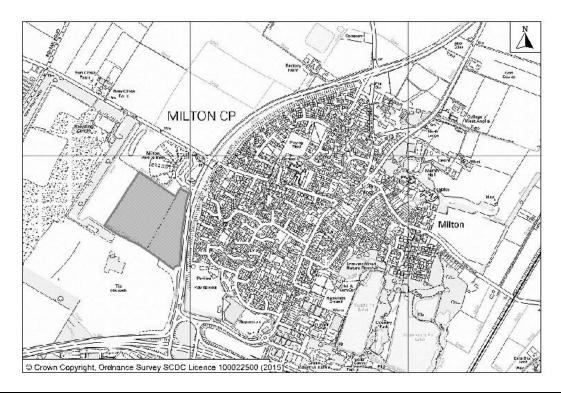
	City Centre?	
Distance: GP	How far is the	R = >800m
	nearest health	K = >000III
Service		1 202m ACE from control of cita to Eulhourn
	centre or GP	1,392m ACF from centre of site to Fulbourn Health Centre.
Karri anal	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feelisies leet and as new feelisies
	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 aciiilles	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	dollvillos:	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	coparation by more registering raina acce
	communities?	Poorly related to the existing built-up part of
		the village, located some distance to the
		west. However, the site adjoins other
		employment at the Fulbourn and Ida Darwin
		Hospitals.
ECONOMY	•	•
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
F	local centres?	ODEEN Alm II C 1.4
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of

	employment centre?	employment or is for another non-residential use.
		Site proposed for employment uses.
		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,	Site proposed for employment uses.
	or deliver new	and proposed and emproyment accer-
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
		Suncient.
	in key community	Major utilition Infrastructure impression and
	services and	Major utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	The electricity, mains water, gas and
	communications	sewerage systems will need reinforcement
	infrastructure and	to increase capacity.
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
Distance:	How far is the	R = 800m
Primary	nearest primary	
School	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	nearest secondary	
School	school?	6.0km ACF from centre of site to Bottisham Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	_
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour official bolow.	GG = Within 400m (6)
stop / rail		- vviumi 400m (0)
Jup / Tall		

atation		189m ACF from the centre of the site to the
station		
		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		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
1.00000	access to the	identified that cannot be fully mitigated.
	highway network,	lacritined that earnier be rany miligated.
	where there is	
	available capacity?	
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities		public transport, cycling, walking facilities.
raciiilles	transport network	public transport, cycling, walking facilities.
	safer for public	The Highway Authority will require now
	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.

Minor Rural Centre			
Site reference number(s): SC327a			
Consultation Reference numbers:			
Site name/address: Land west of A10, Milton			

Мар:



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

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

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

Proposed use(s): Employment / sui generis

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: N/A

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

Land	development lead	
Lanu	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
	impact/worsening of air quality?	Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality. Air quality assessments will be required to assess the impact of this development along with provision of a Low Emissions Strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 792m ACF from edge of site to AQMA.
		272m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including	RED = Significant adverse impacts incapable of appropriate mitigation Possible traffic noise from the A10 and A14, with prevailing winds are from the south west. Noise from neighbouring landfill / waste disposal / recycling site.
	compatibility with neighbouring uses)?	Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and possible nuisance. An odour assessment will be required.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required

Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation
	enhance the quality		
	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, e.g. as part of
			Sustainable Drainage Systems (Suds).
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		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
	locally designated		
Biodiversity	sites) 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 between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (aviating factures rateined
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	mmasiruciure:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, 1	OWNSCAPE AND C	ULTURAL HI	

	1		
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in considerable encroachment of built
			development into the open farmland to the
			north of the village.
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) - development of this site would
	and scale of		result in built development in an area
	development?		characterised by agricultural buildings and
			individual dwellings.
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		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
CLIMATE CHAI	monuments)?		<u> </u>
Renewables	Will it support the		AMPER - Standard requirements for
IZELIEWADIES	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
I-1000 KISK	is site at 11000 HSK?		GNEEN = FIOOU ZOHE 1 / IOW IISK
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
Ηυμαν ήξαι τ	│ 「H AND WELL BEING	<u> </u>	Carriot be appropriately addressed
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Sport Opaco	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		p. c. idod criotto
	L GOOGGOIDIO OPCIT		

	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Ortzert Trian of onlore proviolen
Facilities	sports facilities?		0.4km ACF from centre of the site to Milton
			Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		·
	for children and		297m ACF from centre of the site to Milton
	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		
D: (Showpeople?		D 000
Distance:	How far is the site		R = >800m
District or	from the nearest		970m of poorcot contro ACE (Milton High
Local Centre	District or Local centre?		870m of nearest centre ACF (Milton, High Street)
Distance: City	How far is the site	-	R = >800m
Centre	from edge of		K = >000111
Centre	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		K = 2000111
	centre or GP		889m ACF from centre of site to Milton
	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. The proposal involves the
	and leisure (shops,		loss of an area of the golf course but all
	post offices, pubs		other facilities are being retained.
0 't	etc?)		ODEEN Development would not be also
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable engagement in		the loss of any community facilities or replacement / appropriate mitigation
	community		possible.
	activities?		possible.
	dollyllios:		No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		RED = Limited scope for integration with
with Existing	development on		existing communities / isolated and/or
Communities	the site integrate		separated by non-residential land uses
	with existing		·
	communities?		Site separated from the village facilities and
			services by the busy A10.
ECONOMY	T -		
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within

		<u> </u>
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	Cambridge according to the Index of Multiple Deprivation 2010.
	result in development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	Development would have no effect on vitality or viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
		Site proposed for employment / sui generis uses.
		0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	Site proposed for employment / sui generis uses.
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient.
	services and infrastructure, including communications infrastructure and	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
	broadband?	which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 736m ACF from centre of site to Milton C of
Distance:	How far is the	E Primary School. A = 1 to 3 km
DISTAILLE.	I IUW IAI IS LIIE	A - I W S KIII

Secondary School	nearest secondary school?	2 2km ACE from control of site to Impirator
School	SCHOOLS	2.2km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of	Total Score of 24
	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public		GG = 10 minute frequency or better (6)
Transport		10 minute service (99 P&R service)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for		GG = Up to 5km (6)
cycling to City Centre		4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or	R = >800m
Station	proposed train station?	3,943m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

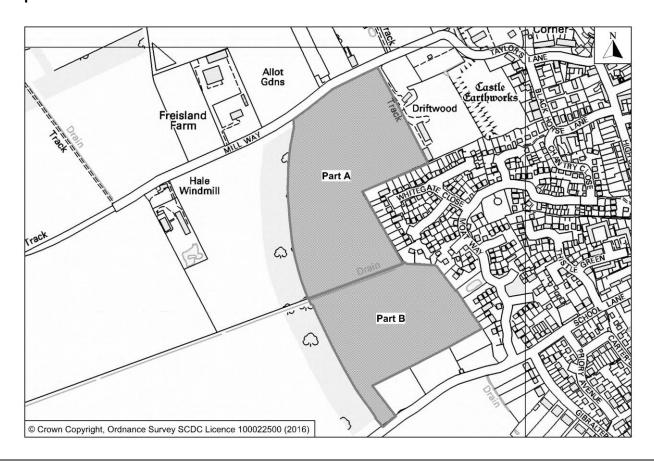
Site reference number(s): SC071a

Minor Rural Centre

Consultation Reference numbers:

Site name/address: Land South of Hale Road, Swavesey

Map:



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

Note: the site adjoins the remainder of site (Part B) and site 250 to the east.

Current use(s): Agricultural

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: Part A = 6.42 ha. Part B = 4.36 ha.

Potential residential capacity: 144 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile 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. Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse Impact / worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

Γ	T (1		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a negative
	development		impact on existing features or network links but
	reduce habitat		capable of appropriate mitigation
	fragmentation,		
	enhance		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can be
	help deliver habitat		retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin any
	site or immediately		protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or loss of
Infrastructure	access to wildlife		existing green infrastructure capable of
	and green spaces,		appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained, or
	green		appropriate mitigation possible). Assumptions
	infrastructure?		for a neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process. A
			footpath runs along the northern boundary of the
			site. Bridleways lie approximately 155m to the
	TOWNSOADE AND O	TUDAL III	north east and 580m to the west
·	TOWNSCAPE AND C	ULIUKAL H	
Landscape	Will it maintain and		RED = Significant negative impact on landscape
	enhance the		character, no satisfactory mitigation measures
	diversity and		possible.
	distinctiveness of		Significant Negative Impact / Development
	landscape character?		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - Owing to the slightly sloping land
			any new development would be at a higher level than the existing village edge and probably more
			visible. The site is very open and rural in
			character and development on this site would be
			·
			harmful to the character of the village. It would
			harmful to the character of the village. It would constitute substantial back land development,
			harmful to the character of the village. It would

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 landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. It would constitute back land development. The majority of the site is within Flood Zones 2 and 3, with the remaining land in a pocket to the north. It would be difficult to develop such a site and integrate it into the built form of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the wider setting of a Grade II Listed windmill to the west. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	RED = Flood Zone 3 / high risk Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The majority of the site is within Flood Zones 2 and 3, with the remaining land in a pocket to the north. It would be difficult to develop such a site and integrate it into the built form of the village. The promoter has undertaken a preliminary Flood Risk Scoping Assessment and considers the extent of the flood zones to be significantly less than indicated on the Environment Agency's flood maps. As such they consider the site should be considered as within Flood Zone

			1 or 2 and not 3, pending further investigation.
			An awarded watercourse runs through the site. There is a significant amount of high, medium and low surface water flood risk on Site A. (Site B has a small amount of high, medium and low surface water flood risk towards the north of the site.) Both sites would have to take appropriate mitigation measures for each type of flood risk which may impact considerably on the deliverable density and viability. Flood risk is a concern for this site.
	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.64KM ACF from centre of site to Swavesey Recreation Ground, Middle Watch
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space for children and teenagers?		313m ACF from centre of the site to land at Land east of Moat Way
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance:	How far is the site		A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?		608m of nearest centre ACF (Swavesey, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,071m ACF from centre of site to Swavesey Surgery
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

	etc?)	
Community	Will it encourage	GREEN = Development would not lead to the
Facilities	and enable	loss of any community facilities or replacement /
	engagement in	appropriate mitigation possible.
	community	
	activities?	No facilities lost, and no new facilities proposed
		directly as a result of the development.
Integration	How well would the	RED = Limited scope for integration with existing
with Existing	development on	communities / isolated and/or separated by non-
Communities	the site integrate	residential land uses
	with existing	
	communities?	It would be difficult to develop such a site and
		integrate it into the built form of the village.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of Multiple
	deprivation	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 vitality
	shopping	and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on vitality or
	vitality and viability	viability of existing centres. The indicator is likely
	of Cambridge,	to apply particularly to sites which include retail,
	town, district and	offices, or leisure uses.
Consider to a set	local centres?	DED Olim
Employment -	How far is the	RED = >3km
Accessibility	nearest main	E Elem ACE from control of oito to Courth
	employment centre?	5.5km ACF from centre of site to South
	centre?	Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment -	Would	G = No loss of employment land / allocation is
Employment - Land	development result	for employment development
Lanu	in the loss of	ioi ompioyment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Canada	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magadon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require local and upstream
	infrastructure and	reinforcement. There is insufficient spare mains
	broadband?	water capacity within the distribution zone to

		annual of the control of	
		supply the number of proposed procould arise if all the SHLAA sites with were to be developed. The sewerage approaching capacity and will requisinvestigation and possibly mitigation	thin the zone ge network is re
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not suffice constraints can be appropriately minus. The new extension at Swavesey Privill take its capacity to 330 places. Will be taken up by developments a pipeline in the village. Any further extensions would be difficult to mitigate existing site due to site and planning. Further extensions would be difficult expensive to build. A new, expanded replacement school would require a approximately 2 hectares and would approximately £10M. A contribution towards additional seplaces will be required. Swavesey of 150 places included in current caprogramme, further expansion may depending on the level of growth. Promoter proposes that additional leavailable for a primary school / early facility.	cient, tigated imary School This capacity Iready in the expansion of e on the g constraints. t and ed, a site of d cost econdary // C expansion pital be required and is
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 568m ACF from centre of site to Sw Primary School Promoter proposes that additional la available for a primary school / early facility. This may change the score	and is y years
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enoughnew) 0.4km ACF from entre of site to Sw Village College	gh to provide
TRANSPORT		3 3	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycling provision or a cycling provision or a cycling provision or a cycling than 1.5m width medium volumed Having to cross a busy junction with accident rate to access local facilities. Poor quality off road path.	ne of traffic. n high cycle es/school.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the roof a high quality public transport (Ho	QPT)
Sustainable Transport	Scoring mechanism has	GREEN = Score 15-19 from 4 criter	ria below

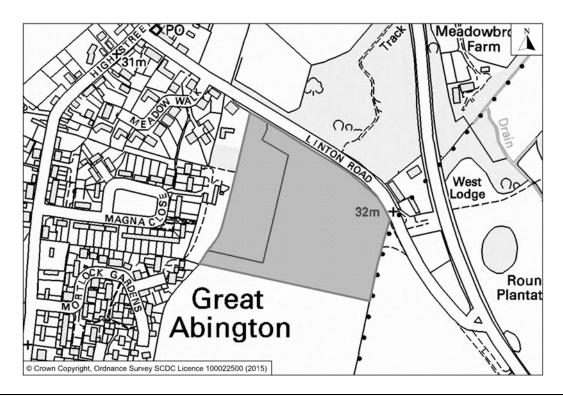
Score (SCDC)	been developed to consider access to	Total score of 13
	and quality of	
	public transport, and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi cittoria bolow.	G = Within 600m (4)
stop / rail		(1)
station		424m to nearest bus stop ACF (Swavesey,
		Swavesey Village College, Grounds)
Frequency of		A = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 minutes from Swavesey to St Ives.
City Centre		A 40km to 45 km (2)
Distance for		A = 10 km to 15 km (3)
cycling to City Centre		13.5km ACF from centre of site to Cambridge
Distance:	How far is the site	R = >800m
Railway	from an existing or	17 = >000111
Station	proposed train	1,2844m ACF from centre of site to Huntingdon
O LOLLIOTT	station?	Station
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	, -
	where there is	Although the site does not adjoin the road
	available capacity?	frontage, the promoter states that access to the
		site can be provided to the south-west of the
		Laragh Homes Development directly onto Fen
		Drayton Road. An initial highway assessment has indicated that there is sufficient capacity in local
		highway network and that appropriate visibility
		splays can be achieved.
		, , , , , , , , , , , , , , , , , , , ,
		No capacity constraints identified, safe access
		can be achieved. The Highways Agency
		comment that most of the sites identified within
		this group are small in-fills, closely associated
		with existing settlements. It is realistic to assume
		that a substantial proportion of such sites could
		be accommodated in the short to medium term
		but it would be difficult to see more than a
		quarter of the identified capacity being deliverable.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	AMBER - NO IMPAGES
. dointios	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Group Village (Parish Proposal)	
Site reference number(s):		
Concultation Reference numbers, Policy L/4.i		

Consultation Reference numbers: Policy H/1:i

Site name/address: Land at Linton Road, Great Abington

Map:



Site description: The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside. The site is an arable field enclosed by hedges. Part of the site is occupied by allotments.

Current use(s): Western part of the site is allotments, the remainder is agricultural land.

Proposed use(s): Residential, delivery of a new community orchard. Retention of allotments.

Site size (ha): South Cambridgeshire: 4.11 ha.

Potential residential capacity: 35 dwellings.

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

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

Docianated	Will it conserve		GREEN = Does not contain, is not adjacent
Designated Sites	protected species		to designated for nature conservation or
Oiles	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
	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		domoved unough the development process.
	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		TPO trees on site boundary.
	Preservation Order		·
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	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.
			Part of site will be delivered as a community
LANDOGADE	TOWNSOADE AND S	III TUDA: '''	Orchard.
	TOWNSCAPE AND C	UL I UKAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor pagativa Impact / Dayslanmant
	distinctiveness of		Minor negative Impact (Development
	landscape		conflicts with landscape character, with
	character?		minor negative impacts incapable of
			mitigation). Prominent site on this approach

Townsons	Will it maintain and		into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts. (Updated) GREEN = No impact (generally compatible,	
Townscape	enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor improvements)	
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes	
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation	
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Minor negative Impact on historic Assets (incapable of satisfactory mitigation). Minor impact on the setting of a number of listed buildings and Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.	
CLIMATE CHA	,			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.	
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	
Dietanos:	space? How far is the		Neutral impact (existing features retained or appropriate mitigation).	
Distance:	now fail is the		GREEN = <1km or onsite provision	

Outdoor Crase	manuat outstand	
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	
Distance Die	Hamis the	ODEEN 400m on oracita mandalan
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400 m
District or	from the nearest	
Local Centre	District or Local	316 m ACF to the village Post Office -
	centre?	location represents of central point in
		relation to other services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = 800m
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
0	etc?)	ODEEN David 1 1 1 1
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	N 7 990 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
Into one C	11	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	
E00NCIN/	communities?	
ECONOMY	Dana Wasalah	AMDED Naturalism and the Control of
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within

	T .	
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	•	• • • • • • • • • • • • • • • • • • • •
	shopping	vitality and viability of existing centres
	hierarchy,	Development would be a second of second
	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	
	centre?	
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	is its simple juickle do voio prinone
	employment land,	
	or deliver new	
Litilities	employment land?	CDEEN - Eviating infractive title by to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Ar Heller I e e
	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
Jupatity	capacity?	constraints can be appropriately initigated
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed
Distance	111 6 1 11	G = <400m
I I lietance:	HOW for ic tho	O = \+00111
Distance:	How far is the	
Primary	nearest primary	260m
		360m.
Primary School	nearest primary school?	
Primary	nearest primary	360m. A = 1 to 3 km

School	school?	2.7km Linton Village College
TRANSPORT		· · · · · · · · · · · · · · · · · · ·
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below
Distance: bus		GG = Within 400m (6)
stop / rail station		319 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		A = 30 minute frequency (3)
Transport Public		30 minute service. G = 21 to 30 minutes (4)
transport journey time to City Centre		28 Minutes from Great Abington to Cambridge.
Distance for		A = 10km to 15 km (3)
cycling to City Centre		10.03 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Highway Authority has concerns about accident record of the A1307. (Updated)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

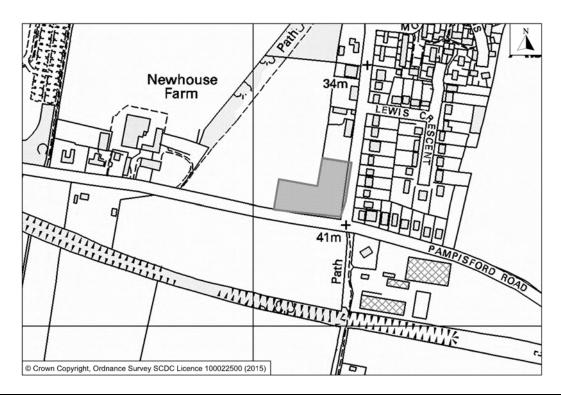
Site Information	
Development Sequence	Group Village (Parish Proposal)
Site reference number(s): 211 (part)	

Site reference number(s): 211 (part)

Consultation Reference numbers: Policy H/1:j

Site name/address: Land at Pampisford Road / High Street, Great Abington

Мар:



Site description: The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house – Newhouse Farmhouse and gardens with mature trees adjoining the south - west. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area.

Current use(s): Agriculture
Proposed use(s): Residential.

Site size (ha): South Cambridgeshire: 0.55 ha.

Potential residential capacity: 12 dwellings

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

Α ' 14 1		ANADED AN I C I A LOL I
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	Small site but all Grade 2.
	to the loss of the	Small site but all Grade 2.
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
IVIIIIerais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	Site not within an area decignated in the
	reserves?	Site not within an area designated in the Minerals and Waste LDF
POLLUTION		Willielais and Waste LDI
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty.	accopiable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Environmental Health has concerns
	receptor or	about noise from nearby industrial uses.
	generator	Some minor to moderate additional road
	(including	traffic noise generation impact on existing
	compatibility with	residential due to development related car
	neighbouring	movements but dependent on location of
	uses)?	site entrance.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
		Development not on land likely to be
		contaminated. Previous agricultural use can
Moto:	\\/:\\\:\\\:\\\\:\\\\:\\\\\\\\\\\\\\\\	be mitigated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Douglan mant untilization affir at contain and 19
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.

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

	T		let al. 1. Z			
			result in the loss of openness and the rural			
			character of this area. Retention of			
			boundary trees and hedges would mitigate			
Townscans	Will it maintain and		impacts.			
Townscape	enhance the		GREEN = No impact (generally compatible,			
	diversity and		or capable of being made compatible with local townscape character, or provide minor			
	distinctiveness of		improvements)			
			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			
	dovolopmont.		achieved through the development process.			
Green Belt	What effect would		GREEN = No impact or Minor positive			
Groon Box	the development of		impact on Green Belt purposes			
	this site have on		Impact on Groom Bon purposes			
	Green Belt					
	purposes?					
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or			
	enhance sites,		within the setting of such sites, buildings			
	features or areas of		and features, with potential for negative			
	historical,		impacts capable of appropriate mitigation			
	archaeological, or					
	cultural interest		Minor negative Impact on historic Assets			
	(including		(incapable of satisfactory mitigation) . Minor			
	conservation		adverse harm to listed buildings due to loss			
	areas, listed		of farmland settings and backdrop to former			
	buildings,		farmstead and due to loss of visual link			
	registered parks		between adjacent farmsteads.			
	and gardens and		Archaeological potential will require further			
	scheduled		information but it is likely appropriate			
	monuments)?		mitigation can be achieved through the			
			development process.			
CLIMATE CHA			AMBED OF THE STATE			
Renewables	Will it support the		AMBER = Standard requirements for			
	use of renewable		renewables would apply			
	energy resources?		Otan dand require			
			Standard requirements for renewables			
Floor Distr	le site at flag duitel O		would apply.			
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk			
HUMAN HEALTH AND WELL BEING						
Open Space	Will it increase the		GREEN = Assumes minimum on-site			
Open Space	quantity and quality		provision to adopted plan standards is			
	of publically		provided onsite			
	accessible open		provided offsite			
	space?		Neutral impact (existing features retained or			
	space:		appropriate mitigation).			
Distance:	How far is the		GREEN = <1km or onsite provision			
Outdoor Sport	nearest outdoor		ONZER - CHAIT OF ORIGINO PROVISION			
Facilities	sports facilities?					
. 40	- Sporto Idollidos:					

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

particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres hierarchy, supporting the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. 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. 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. Development allocation is for or includes a significant element of employment or is for another non-residential use. Employment - Accessibility will interest the less of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and broadband? Education Capacity State of the sewerage network is approaching capacity and will require mitigation. Education Capacity? Education Capacity of the feet of the sewerage network is approaching capacity and will require mitigation. AMBER = School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m Bescondary school? A = 1 to 3 km Bescondary school? A = 1 to 3 km Bescondary school? BREEN = No effect or would support the vitality and viability of existing centres. The vitality or viability of existing centres. The vitality of existing centres. The vita			
Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		particularly in	
Would allocation result in development in development in development in development in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility excess main employment centre? Employment - Land development result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education Lis there sufficient education capacity? Education Lis there sufficient education earest sprinary school? Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? AMEER = Shool effect or would support the vitality and viability of existing centres. GREEN = No leffect or would support the vitality and viability of existing centres. The indicator is likely to existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Development would have no effect or vould subject the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. GREEN = <1km or allocation is for another non-residential use. GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated to supply the nearest primary school? A = 400 - 800m		_	
result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Education Education Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Possible Cambridge, and viability of existing centres. The vitality and viability of existing centres. Development would have no effect on vitality and viability of existing centres. The vitality of existing centres. The vitality and viability of existing centres. The vitality and viability of existing centres. The vitality of existing centres. The vitality and viability of existing centres. The vitality and viability of existing centres. The vitality of existing centres. The vitality and viability of existing centres. The vitality and viability of existing centres. The indicator is likely to apply particularly to sites which includes a significant element of employment and indicator is for another non-residential use GREEN = Employment land / allocation is for or includes a significant element of employment and vitality or viability of existing centres. The indicator is for or or includes a significant element of employment or is for another non-residential use GREEN = Existing infrastructure infrastruct		Kings Hedges?	
Shopping		Would allocation	
deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local centres? GREEN = <1 km or allocation is for or includes a significant element of employment centre? Would development result in the loss of employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Step 1 level of investment education capacity? School capacity not sufficient School? School? A = 1 to 3 km A = 2 to 4 to		result in	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres		development in	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres		-	
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Secondary nearest secondary school? 2.8 km Linton Village College			
School school? 2.8 km Linton Village College			A = 1 to 3 km
9 9	1		
TRANSPORT		school?	2.8 km Linton Village College
	TRANSPORT		

Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail		GG = Within 400m (6)
station		99 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3) 30 minute service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		29 Minutes from Great Abington to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.69 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Highway Authority has concerns about accident record of the A1307. (Updated).
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

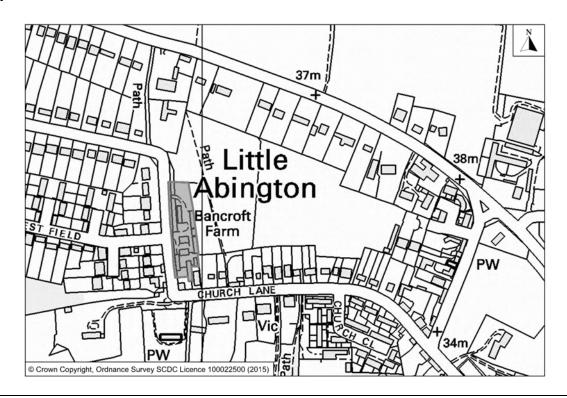
Site Information Development Sequence Group Village (Parish Proposal)

Site reference number(s): 028

Consultation Reference numbers: Policy H/1:k

Site name/address: Land at Bancroft Farm, Church Lane, Little Abington

Мар:



Site description: The site is the centre of Little Abington. It consists of a collection of former farm buildings and two silos that are part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings, which is enclosed by residential on all sides. To the south of the site are houses in Church Lane and beyond St Marys Church and parkland down to the River Granta. To the west of the site is residential.

Current use(s): Agriculture, redundant farm buildings

Proposed use(s): Residential.

Proposed for 6 high quality cottages, retention of flint boundary wall, landscape buffer along rear edge of site.

Site size (ha): South Cambridgeshire: 0.42 ha.

Potential residential capacity: 6 dwellings

LAND			
PDL	Would	AMBER = Partially on PDL	
	development make	-	

	upo of provinces	Dorthy DDI forms and buildings
	use of previously	Partly PDL, farmyard buildings.
	developed land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land		ANIBER = MINOR loss of grade 1 and 2 land
Lanu	development lead to the loss of the	Small site but all Grade 2.
	best and most	Small site but all Grade 2.
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site not within an area designated in the
		Minerals and Waste LDF
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality
	or all quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (QIVI) (near to an AQMA,	A14
	the M11 or the	
	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. Previous agricultural use can
Water	Mill it protect and	be mitigated.
vvalei	Will it protect and where possible	GREEN = No impact / Capable of full mitigation
	enhance the quality	IIIIIIYallOII
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	3.1711.01111.01111	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

			and a supplier of the supplier
			measures will achieved through the development process and will mitigate any
			impact on groundwater,
BIODIVERSITY	7		impact on groundwater,
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
1	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 restoration (helping		existing features that warrant retention can be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		domeved unedgir the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		CDEEN City days not contain an adjain
TPO	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Noutral impact (existing features retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDCOADE	TOWNSOADE AND O	III TUDAL '''	EDITAGE
	TOWNSCAPE AND C	UL I URAL HI	
Landscape	Will it maintain and enhance the		AMBER = negative impact on landscape character, incapable of mitigation.
	diversity and		Character, incapable of fillingation.
	distinctiveness of		Site consists of derelict agricultural buildings
	landscape		and open space. There would be a net loss
	Landoupo		and spon space. There would be a not loss

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

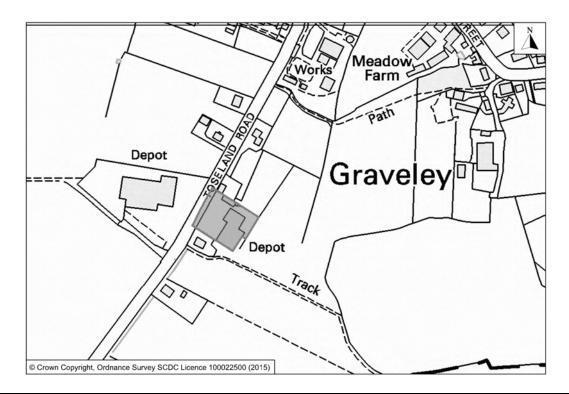
Facilities	sports facilities?	
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 -800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre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

	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	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	la la comprayment de la comprision
	employment land,	
	or deliver new	
1.16326	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
	broadbaria:	
		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?	
33331	3000	
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	C. Gator triair ottiri
School	school?	3.6 km Linton Villago Collago
	3011001 !	3.6 km Linton Village College

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below
Distance: bus		GG = Within 400m (6)
stop / rail station		256m ACF from the centre of the site to the nearest bus stop (Cambridge Road).
Frequency of Public Transport		A = 30 minute frequency (3) 30 minute service.
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		27 Minutes from Little Abington to Cambridge.
Distance for		A = 10km to 15 km (3)
cycling to City Centre		10.85km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information				
Development Sequence	Infill Village (Parish Proposal)			
Site reference number(s):				
Consultation Reference numbers: Policy H/1:I				

Мар:



Site description: Depot site. Agricultural land to the east. Residential properties on either side of the road frontage.

Current use(s): Depot

Proposed use(s): Residential.

Site size (ha): South Cambridgeshire: 0.4 ha.

Site name/address: Land at Toseland Road Graveley

Potential residential capacity: 6 dwellings

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

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

	geodiversity?		
	(Including		
	International and		
	locally designated		
Diodivorcity	sites) Would		CREEN - Dayslanment could have a
Biodiversity	development		GREEN = Development could have a positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		network in iks
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		3
	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)?		ANADED N. 1977
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces, through delivery of		of appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
			·
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape],,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	character?		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
Townscape	Will it maintain and		achieved through the development process. 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		,
<u> </u>			

	1	
	character, including through appropriate design and scale of development?	Would relate to local townscape character and offer opportunities for enhancement)
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)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ 「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 Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	RED = >3km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and	AMBER = No Impact

	T =	
	Travelling	
Dieteras	Showpeople?	0 400
Distance:	How far is the site	G = <400m
District or Local Centre	from the nearest District or Local	102m ACE to Cravalov Villago Contro (High
Local Centre	centre?	192m ACF to Graveley Village Centre (High
	Centre?	Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitios	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 possible
	community 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	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	

supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Centre RED = >3km Primary School, and Longsands Secondary School Distance: Primary School Primary		1	
Cambridge, town, district and local centres?			
town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Centre? Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Is there sufficient education capacity? How far is the nearest primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. R = Se800m 4.6km R = Greater than 3km R = Secondary School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below			
Incolar centres?			
Employment - Accessibility		1	which include retail, offices, or leisure uses.
Accessibility nearest main employment centre?			
employment centre? Employment - development result in the loss of employment land, or deliver new employment land; Utilities Util	Employment -	How far is the	RED = >3km
Employment Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Frimary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Source Score (SCDC) Education Capacity GREEN = Existing infrastructure likely to be sufficient is for employment development of use wisiting capacity in utilities infrastructure. GREEN = Non-residential development / surplus school places The village is served by Eltisley Primary School Impact of a development of this scale would be minimal. R = >800m 4.6km R = Greater than 3km 6km Cambourne Village College TANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below	Accessibility	nearest main	
Employment - Land		employment	
Land development result in the loss of employment land, or deliver new employment land?		centre?	
Land development result in the loss of employment land, or deliver new employment land?	Employment -	Would	G = No loss of employment land / allocation
in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Fermany School and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: How far is the nearest primary school? Distance: Secondary School Distance: How far is the nearest primary school? Fransport Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below		development result	
Utilities			. , .
Utilities		employment land,	
Utilities			
Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? Is the rearrest primary school, and Longsands Secondary School, lmpact of a development of this scale would be minimal. R = >800m			
level of investment in key community services and infrastructure, including communications infrastructure and broadband?	Utilities		GREEN = Existing infrastructure likely to be
in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity State Secondary School Impact of a development of this scale would be minimal. Distance: How far is the nearest primary School School? Distance: How far is the nearest primary School School? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: R = Greater than 3km Secondary School? DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (at edge of site)? DARK RED = Score 0-4 from 4 criteria below		•	
Services and infrastructure, including communications infrastructure and broadband? GREEN= Non-residential development / surplus school places The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. R = >800m			Camoloni
infrastructure, including communications infrastructure and broadband? Education Capacity			Development can use existing canacity in
including communications infrastructure and broadband? Education Capacity			
Communications infrastructure and broadband? Sthere sufficient education capacity Surplus school places The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal.		I	diffices irritasti detare.
Education Capacity		_	
Education Capacity Is there sufficient education capacity? The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School? TRANSPORT Cycle Routes What is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below			
Education Capacity Is there sufficient education capacity? Surplus school places The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: Primary School Distance: How far is the nearest primary school? Postion of the work of the mean			
Capacity education capacity? The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: Primary School Distance: How far is the nearest primary school? Postance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Us there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Scoring mechanism has been developed to consider access to	Education		CDEEN. Non residential development /
Capacity? The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: Primary School Distance: Secondary School? How far is the nearest primary school? Pransport Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Pransport School The village is served by Eltisley Primary School. Impact of a development of this served by Eltisley Primary School. Impact of a development of this scale would be minimal. R = >800m 4.6km R = Greater than 3km 6km Cambourne Village College DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			
The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal. Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Province: Primary School Distance: Primary School R = Seond Secondary School R = Greater than 3km Secondary School School DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. Transport School RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport Score (SCDC) DARK RED = Score 0-4 from 4 criteria below	Capacity		surpius school places
School, and Longsands Secondary School. Impact of a development of this scale would be minimal. R = >800m		capacity?	The village is conved by Eltislay Drives.
Impact of a development of this scale would be minimal. R = >800m			
Distance: Primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Scoring mechanism has been developed to consider access to			
Distance: Primary School Distance: Primary School Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: R = Greater than 3km SR = Greate			
Primary School Primary School Distance: Secondary School TRANSPORT Cycle Routes HQPT HQPT Sustainable Transport Score (SCDC) Primary School R = Greater than 3km 6km Cambourne Village College DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = no Cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			be minimai.
Primary School Distance: Secondary School? How far is the nearest secondary School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School A Red Greater than 3km Red Cambourne Village College DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below	Distance:	How for in the	D _ > 900m
Distance: Secondary School School? How far is the nearest secondary School School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? R = Greater than 3km R = Greater than 3km RED = Service dologe DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			
Distance: Secondary School School? TRANSPORT Cycle Routes HQPT Us there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: R = Greater than 3km R = Greater than 2km R = Greater than 3km R =			4.0KIII
Secondary School School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School? 6km Cambourne Village College DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below	School	SChool?	
Secondary School School? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School? 6km Cambourne Village College DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below	Diotoraca	How for in the	D. Crooter then Olim
School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? What type of cycle routes are accessible near to the site? DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			r = Greater than 3km
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Some accessible near to the site? DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			Clara Carabaumas VIII ana Callana
Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) What type of cycle routes are accessible near to traffic speeds >30mph with high vehicular traffic volume. RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below		SCHOOL?	okin Cambourne village College
routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below		M/h at true a af arral -	DADK DED. no ovelien and discount
accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Background April 1	Cycle Routes		, , ,
the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below			
HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) RED = Service does not meet the requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below DARK RED = Score 0-4 from 4 criteria below			traπic volume.
Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Quality Public requirements of a high quality public transport (HQPT) DARK RED = Score 0-4 from 4 criteria below been developed to consider access to	1100=		DED. O
Transport (at edge of site)? Sustainable Transport Score (SCDC) Transport Score (HQPT) DARK RED = Score 0-4 from 4 criteria below	HQPT	_	
Sustainable Transport Score (SCDC) Sustainable Transport Sustainable Sustainable Transport Sustainable Sustainable Transport Sustainable Su			
Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) DARK RED = Score 0-4 from 4 criteria below Selow			transport (HQPT)
Transport mechanism has below been developed to consider access to		of site)?	
Transport mechanism has below been developed to consider access to			
Score (SCDC) been developed to consider access to			
consider access to	-		below
	Score (SCDC)		
and quality of		consider access to	
		and quality of	

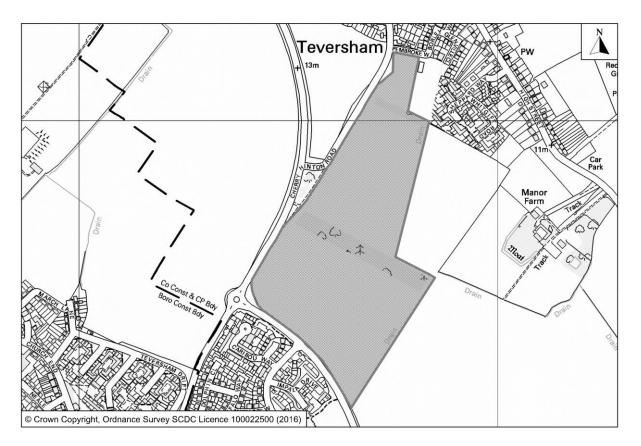
	and the transport	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR= Beyond 1000m (0)
stop / rail		408 m ACF from the centre of the site to the
station		nearest bus stop (Church Lane). However,
		there is only a bus service on Saturdays
		(with 2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

Site Information	
Development Sequence	Group Village
Site reference number(s): SC008a	

Consultation Reference numbers: N/A

Site name/address: Land to the east of Cherry Hinton Road, Teversham

Map:



Site description: The site lies to the south of Pembroke Way and east of Cherry Hinton Road, on the southern edge of Teversham. The site adjoins residential development to the north and south, and agricultural land to the east. The western edge is constrained by Cherry Hinton Road, beyond which, further to the west lies Cambridge Airport. To the south the site is bound by Gazelle way. The site comprises agricultural land and the northern part is enclosed by hedgerow, whilst to the south of a dense tree belt, which runs across the middle of the site, it becomes more exposed.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 17.9 ha.

Potential residential capacity: 269 dwellings (30 dph)

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	AWBER - Willor 1033 of grade 1 and 2 land
Land	to the loss of the	
	best and most	
	versatile	
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Part of the site falls within the Waste
		Consultation Area.
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	pasa
	adverse	
	Impact / worsening	
AQMA	of air quality? Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AUNIA		GREEN = > 1,000m of an AQMA, MT1, of A14
	near to an AQMA,	A14
	the M11 or the	
5 " "	A14?	AMES
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Noise issues - The West of the site is
	is developed, as a	adjacent to Cherry Hinton Road and
	receptor or	Marshalls Airport. Air and Traffic noise will
	generator	need assessment in accordance with PPG
	(including	24 and associated guidance. The impact of
	compatibility with	existing noise on any future residential in
	neighbouring	this area is a material consideration in terms
	uses)?	of health and wellbeing and providing a high
	4000).	quality living environment. However
		residential use is likely to be acceptable with
		careful noise mitigation. Noise likely to
		influence the design / layout and number /
		density of residential premises. Therefore
0 1 : ::	1 (1 " "	no objection in principle.
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)
		, , , , , , , , , , , , , , , , , , , ,
		Adjoins Cambridge Airport. A contaminated
		Land Assessment will be required as a
		condition of any planning application.
Water	Will it protect and	GREEN = No impact / Capable of full
v v atol	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	

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 Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	green		
	infrastructure?		
•	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.
			Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from

		Cambridge
		Cambridge.
		Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes UPDATE INNER GREEN BOUNDARY STUDY 2015
	pulposes:	This sector plays a key role in the setting of the east of Cambridge, ensuring that Cambridge does not coalesce with Teversham or Fulbourn. It retains open countryside close to the edge of the city and provides visual relief from the urban edge. This sector prevents further sprawl of built development to the east of the city, ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. Sub area 14.2 also plays a role in the setting of the Conservation Area at Fulbourn Hospital.
		It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any form of development would affect the separation between Cambridge and both Teversham and Fulbourn, as well as between the two necklace villages. It would also affect the rural setting of the villages. Development within sub area 14.2 would also impact on the relationship with the Fulbourn Hospital Conservation Area. No Green Belt release should be contemplated in this sector.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks	Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.
	and gardens and	Listed Buildings – Grade II Listed Manor

	scheduled monuments)?	Farmhouse, Fulbourn Road lies 290m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.
		Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
		The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality of publically	provision to adopted plan standards is provided onsite
	accessible onen	
	accessible open space?	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance:		appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	space?	appropriate mitigation). Assumption is standard requirements for open space
	space? How far is the	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to
Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground
Outdoor Sport Facilities Distance: Play	How far is the nearest outdoor sports facilities? How far is the	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to
Outdoor Sport Facilities	How far is the nearest outdoor sports facilities? How far is the nearest play space	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision
Outdoor Sport Facilities Distance: Play	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at
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?	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at
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? Will it provide for the	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way AMBER = No Impact
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance:	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller	How far is the nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	appropriate mitigation). Assumption is standard requirements for open space would apply. GREEN = <1km or onsite provision 0.73KM ACF from centre of site to Teversham Recreation Ground GREEN = <400m or onsite provision 289m ACF from centre of the site to land at Land south of Pembroke Way AMBER = No Impact

	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	1X - 2000III
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
Service	centre or GP	2,753m ACF from centre of site to Fulbourn
	service?	Health Centre
Koy Local	Will it improve	AMBER = No impact on facilities (or
Key Local Facilities	quality and range	satisfactory mitigation proposed).
raciiilles	. ,	Satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	
		proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?) 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	possible.
	community activities?	possible.
	activities?	No facilities lost, and no new facilities
		,
		proposed directly as a result of the development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	separated by non-residential land ases
	communities?	The site would form a linear development
	Communico:	along Cherry Hinton Road, effectively
		joining Teversham and Cherry Hinton,
		coalescing the two settlements.
ECONOMY	<u> </u>	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(33 3 3)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
11 5	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
7 (00000151111)	employment	1.4km 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,	
	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,	
	including communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	The second secon
	' '	Contributions will be required. The
		development of this site for around 450
		dwellings could generate a need for a
		number of early years places and a
		maximum of 160 primary school places and
		113 secondary places. Any mitigation will
		depend on other developments in the
		vicinity and is linked to whether a new
		secondary school can be established on the
Distance:	How far is the	east side of the city. GREEN: Site is beyond 726m from nearest
Primary	nearest primary	primary school but is large enough to
School	school?	provide its own facilities.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	7.2km ACF from centre of site to Impington
		Village College
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	Local link (off-road) alongside Airport Way /
LIODT	the site?	Cherry Hinton Road to west of site.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Sustainable	of site)? Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	DAIN GLEEN - 20016 18-23
Score (SCDC)	been developed to	Total score = 21
30010 (0000)	consider access to	10(4) 30010 - 21
	Louiside access to	

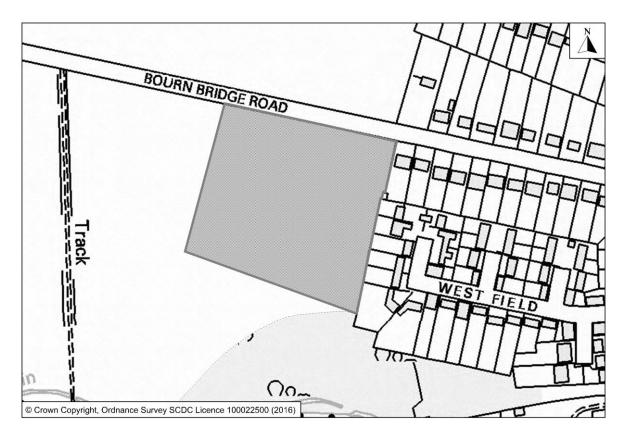
	1	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Toda oracina poloti.	GG = Within 400m (6)
		00 - Within 400111 (0)
stop / rail		277m to pagraat bug atom ACE
station		377m to nearest bus stop ACF
		(Teversham, Cherry Hinton Road, opp
		Marshalls Close)
Frequency of		GG = 10 minute frequency or better (6)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Citi 1 from Gazelle way takes 34 minutes to
City Centre		Drummer street, Central Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.7km ACF from centre of site to
		Cambridge
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,453m from centre of site to Cambridge
	station?	Station
Access	Will it provide safe	RED = Insufficient capacity/ access.
7100000	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Barrier March Brown / E. Harrier
	available capacity?	Regarding sites in the Fen Ditton / Fulbourn
		et al / Gt Wilbraham / Teversham area
		(estimated capacity of 10,922 dwellings on
		25 sites) the Highways Agency comment
		that sites at the southern end of this group
		are likely to be well integrated with
		Cambridge though clearly there could be
		some additional pressure on M11 and A14.
		Sites around Fen Ditton are more likely to
		I
		generate pressure on the A14 corridor,
		particularly to and from employment along
		the northern fringe of Cambridge.
		The Highway Authority has concerns about
		the suitability of Cherry Hinton Road to
		serve development of this size and about
		traffic impact on Cherry Hinton High street.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	, and a mpaoto
i admitida	-	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Group Village
Site reference number(s): SC025a	

Consultation Reference numbers: N/A

Site name/address: Land south of Bourn Bridge Road, Little Abington

Map:



Site description: The site is on the western edge of Little Abington south of Bourn Bridge Road. To the north is open countryside up to and beyond the A1307. To the west is the A11(T) with large arable fields beyond. To the east is residential. South is an area of woodland adjacent to the River Granta and beyond is the Granta Park employment area.

There is a further SHLAA site to the north – Site 24 and to the south east – Site 26.

Current use(s): Arable land

Proposed use(s): 50 dwellings

Site size (ha): South Cambridgeshire: 2.5 ha.

Potential residential capacity: 57 dwellings (30dph)

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

Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 = 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	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced impact.
7 iii Gaanty	development of the	or television in impact, reduced impact.
	sites result in an	
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or A14
	near to an AQMA,	
	the M11 or the	
Pollution	A14? Are there potential	AMBER = Adverse impacts capable of adequate
Poliution	Odour, light noise	mitigation.
	and vibration	·····agatio····
	problems if the site	The site is close to Granta Park with medium to
	is developed, as a	large sized industrial / commercial units / uses.
	receptor or	Office and the second state of the second stat
	generator	Officers are currently investigating ongoing
	(including compatibility with	industrial noise associated with The Welding Institute at Granta Park (welding research &
	neighbouring	development) that is considered a statutory
	uses)?	nuisance to existing residents in West Field and
		Church Lane Little Abington. The Institute are
		currently considering expensive and substantial
		noise mitigation measures to abate the existing
		noise nuisance which is particularly complex as it involves low frequency noise which is very
		difficult to mitigate. The proposals would bring
		residential closer to these noise sources and
		whist mitigation may abate a noise nuisance to
		existing it may still be a problem if noise
		sensitive premises were closer. Noise is
		paramount material considerations in terms of health and well being and providing a high
		quality living environment.
		It is uncertain whether mitigation measures on
		the proposed development site alone can
		provide an acceptable ambient noise environment. Noise insulation / mitigation
		abatement measures could be required off-site
		at the industrial units but there is uncertain as to
		whether these would be effective. Such

Contamination	Is there possible contamination on the site? Will it protect and where possible	mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute. Road Transport Noise A11 - The site is in close proximity to the A11. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm may be required. Noise may influence the design / layout and number / density of residential premises. Other environmental conditions (e.g. fumes, vibration, dust). GREEN = Site not within or adjacent to an area with a history of contamination
	where possible enhance the quality of the water environment?	
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent to
Sites	protected species	designated for nature conservation or
	and protect sites	recognised as containing protected species, or
	designated for	local area will be developed as greenspace. No
	nature	or negligible impacts
	conservation	A County Wildlife Site follows the course of the
	interest, and geodiversity?	A County Wildlife Site follows the course of the River Granta.
	(Including	Tavoi Oranta.
	International and	l l

	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens,
TDO	Plan targets, and maintain connectivity between green infrastructure)?		mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
TPO	Are there trees on site or immediately adjacent protected		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	by a Tree Preservation Order (TPO)?		Along the eastern boundary of the site adjoining the rear gardens of West Field there is a group of protected trees. In the parkland between Little Abington church and the river there are groups of protected trees – this parkland adjoins the south - eastern boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
•	TOWNSCAPE AND CL	JL I URAL HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River

Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.

The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.

The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.

The site is within one of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and some protected trees along their boundaries with the site. Views into the site are screened by these.

To the south east of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an intimate enclosed landscape.

Along Bourn Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields.

Development of this site would have a major adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington

		Hall which are all Grade II*. There would be loss of open landscape, which forms part of the Repton designed landscape to Abington Hall which incorporated the Churches.
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. Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements. The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement. The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting. The site is within one of the flat enclosed arable fields to the west of Little Abington. The SCVCS
		village setting. The site is within one of the flat enclosed arable
		To the south east of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an intimate enclosed landscape.

		Along Bourn Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields. Development of this site would have a major adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. There would be loss of open landscape, which forms part of the Repton designed landscape to Abington Hall
Green Belt	What effect would the development of this site have on Green Belt	which incorporated the Churches. GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	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 Conservation Area – lies to the south–east of the site. Major adverse effect on the setting of the CA due to the loss of the rural approach to the CA and of the open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall at the core of the CA. Listed Buildings – To the north west of the site is The Temple café and restaurant – a Grade II listed building on the opposite side of Bourn Bridge Road – Major adverse effect on setting of Temple Farm due to loss of rural context. Little Abington church is a Grade II* listed building is to the south east of the site. Abington Hall is a Grade II* building within the Granta Park area south of the site – Major adverse effect on setting of group of buildings comprising Abington Hall and Parish Churches of Little Abington and Great Abington (Grade II*) due to the loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches. Non-statutory archaeological site - Round

		barrows and long barrows are known to the north and within this area. The area is also the site of the Babraham Water Meadows, constructed in the 16th century. We would object to the development of this site. It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and low risk of flooding from surface water.
	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.75km ACF from centre of site to Great Abington Recreation Ground
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	818m ACF from centre of the site to land at Great Abington Recreation Ground, High Street
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	·
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest District or Local centre?	584m of nearest centre ACF (Little Abington, Church Close)
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?	3,988m ACF from centre of site to Sawston Health Centre
Key Local	Will it improve	AMBER = No impact on facilities (or satisfactory
Facilities	quality and range of key local	mitigation proposed).

	services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community 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
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 0.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

	T						
	infrastructure,						
	including						
	communications						
	infrastructure and						
	broadband?						
Education	Is there sufficient		AMBER = School capacity not sufficient,				
Capacity	education		constraints can be appropriately mitigated				
Capacity	capacity?		constraints can be appropriately miligated				
	Capacity:		There is no school at Little Abjector Drimany				
			There is no school at Little Abington. Primary pupils attend Great Abington Primary School.				
			School capacity not sufficient, but significant				
D: (issues can be adequately addressed				
Distance:	How far is the		R = >800m				
Primary	nearest primary						
School	school?		932m ACF from centre of site to Great Abington				
			Primary School				
Distance:	How far is the		R = Greater than 3km				
Secondary	nearest secondary						
School	school?		3.9km ACF from centre of site to Linton Village				
			College				
TRANSPORT							
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane less				
Syste reduce	routes are		than 1.5m width with medium volume of traffic.				
	accessible near to		Having to cross a busy junction with high cycle				
	the site?		accident rate to access local facilities/school.				
	the site:		Poor quality off road path.				
HQPT	Is there High		RED = Service does not meet the requirements				
IIQFI							
	Quality Public		of a high quality public transport (HQPT)				
	Transport (at edge						
0 () 11	of site)?		000000				
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below				
Transport	mechanism has						
Score (SCDC)	been developed to		Total score = 15				
	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			347m to nearest bus stop ACF (Little Abington,				
			Cambridge Road, No 37)				
Frequency of			A = 30 minute frequency (3)				
Public			7. 30 minute inequency (6)				
Transport							
Public			$\Lambda = 31 \text{ to } 40 \text{ minutes } (3)$				
			A = 31 to 40 minutes (3)				
transport							
journey time to							
City Centre							
Distance for			A = 10 km to 15 km (3)				
cycling to City							
Centre			11.8km ACF from centre of site to Cambridge				
Distance:	How far is the site		R = >800m				

Railway	from an existing or	
Station	proposed train	4,714m ACF from centre of site to Whittlesford
Access	station? Will it provide safe access to the highway network,	Station AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	where there is available capacity?	Regarding sites in Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).
		The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.
		For car journeys towards Cambridge vehicles are likely to use the A1307 passing through the busy A11 / A1307 junction close to the site.
Non-Car Facilities	Will it make the	AMBER = No impacts
	transport network safer for public transport, walking or cycling facilities?	Small site, unlikely to offer significant improvements to sustainable infrastructure.
	, ,	As part of the A1307 study, being conducted by the City Deal team bus priority improvements on the corridor are being considered as one of the high level concepts. Concepts are anticipated to tie in with the Granta Park site to the north of this site and therefore provide a sustainable transport option should a HQPT solution of this nature come forward.