

Site No. Site 251
Address Land at Heathfield (north of Duxford Airfield)
Location Heathfield
Category of site New Settlement
Site area 60.11

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
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| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | --- | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - Whole site is Grade 2. |
| | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact | |
| Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | - | Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Development compatible with some neighbouring uses. Concerns at noise from M11 which forms the eastern boundary of the site and from A505 . Residential only acceptable if high level of mitigation. Also odour from sewage treatment works and safeguarding area within Minerals and Waste LDF would impact on what parts of site could be developed Environmental Health concerned about allocating site - noise and odour constraints must be further investigated Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | ---/- | |
| | | Will it minimise, and where possible address, land contamination? | + | Site is adjacent to military land and also sewage works. Would need investigation. Potential for minor benefits through remediation of minor contamination. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site is partly within Groundwater Source Protection Zone 1 but majority in 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 | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. Greatest impact likely to result through indirect actions such as human disturbance of woodland and loss of feeding areas for bats through habitat change as grassland is lost or light pollution affects previously dark areas. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |
| | Maintain and enhance the diversity | Will it maintain and enhance the diversity and distinctiveness of landscape character? | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

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| Landscape, Townscape and Cultural Heritage | and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of townscape character? | -/--- | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - the scale of the development would greatly impact on small village of Heathfield. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development of the site would significantly impact on the setting of Duxford Airfield Conservatoin Area with its collection of listed buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | +/+++ | Development would create minor additional opportunities for renewable energy. A new settlement of this scale would be expected to include many additional renewable energy options |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | + | Development would create minor opportunities for new public open space |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Relatively small expansion to an infill village. |
| | | Sub-Indicator: Distance to centre | 0 | Centre point of site beyond 1000m of nearest existing centre Majority of site would be within 800m of any new local centre developed as part of site. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + | New facilities or improved existing facilities are proposed of minor benefit. Promoter has indicated that the settlement will be a mixed use sustainable community. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | + | New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be self sufficient and sustainable. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | + | Development would support minor additional employment opportunities. It is proposed that the new settlement be a mixed use community therefore this would mitigate the loss of employment as a result of developing the airfield site. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | 0 | 47.89 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is at capacity. |
| Will it improve access to education and training, and support provision of skilled employees to the economy? | | - | School capacity not sufficient, but significant issues be adequately addressed | |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 10. |
| | | Sub-indicator: Distance to bus stop / rail station | 0 | New settlement would require new bus stops which would mostly fall within 800m of the site. 857m ACF from the centre of the site to the nearest bus stop |
| | | Sub-indicator: Frequency of Public Transport | + | New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Hourly Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | --- | 55 Minutes from Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 11.48km ACF from the centre of the site to Royston Market. 11.96km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0/- | No capacity constraints identified, safe access can be achieved. The promoter has stated that the development would result in increased bus service. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | 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 No. Site 252
Address Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of
Location Sawston
Category of site Rural Centre
Site area 8.62

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Small part of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | --- | All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. |
| | | Will it minimise, and where possible address, land contamination? | + | Potential for minor benefits through remediation of minor contamination, agricultural / farm use in south of site. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | + | Minor positive impact as there are some opportunities for enhancement through for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) . Development would have an adverse impact on Green Belt purposes and functions and would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | | Create places, spaces and buildings that work well, wear well and look good | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | Rural Centre. |
| | | Sub-Indicator: Distance to centre | --- | 1000m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | +/0 | New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire refers to additional community uses such as village halls, public open space and allotments could be provided alongside the residential development proposed. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Will it encourage engagement with community activities? | | +/0 | No facilities lost, and no new facilities proposed directly as a result of the development. Call for Sites Questionnaire refers to potential to provide additional community facilities. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 27.08 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 15. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 481m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | + | 20 minute service to Cambridge. Hourly service to Saffron Walden. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.83km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 253
Address Land at Gog Magog Way / Haverhill Road, Stapleford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 0.38

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
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| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site is Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is a part of a large arable field that is part of the open countryside on the edge of Stapleford. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Some loss of rural 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. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | Rural Centre |
| | | Sub-Indicator: Distance to centre | --- | 1,690m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 16.91 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13 |
| | | Sub-indicator: Distance to bus stop / rail station | - | 78m ACF from the centre of the site to nearest bus stop (31 service). 887m ACF from the centre of the site to nearest bus stop (Citi 7 service). |
| | | Sub-indicator: Frequency of Public Transport | + | 31 service - 4 buses a day. Citi 7 - 20 minute service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 6.98km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | 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 No. Site 255
Address Land to the East of Bush Close, Comberton
Location Comberton
Category of site Group Village
Site area 4.83

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
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| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | - | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the Byway which extends to the south should be mitigated. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on Comberton St Marys Conservation Area and setting of Church group including Church (Listed Grade I) due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. Impact could be mitigated by restricting development to the northern part of the site. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 645m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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 |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 28.78 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 326m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 23 Minutes from Comberton to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 6.60km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 256
Address Land at Station Road, Over
Location Over
Category of site Group Village
Site area 1.36

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|---------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (1.36 ha.) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | --- / - | Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Site in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground - would require relocation of skate park. May be negative impact of flood lighting. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds) |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). There are several groups of protected trees to the east and north east of the site |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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 byway runs along The Doles to the north east and a footpath lies to the north west and to the south west |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part of the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 / - | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. Relocation of skate park away from other recreation uses. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 417m from the centre of the site to a point along The Lanes, a central point in the village surrounded by services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 / - | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. Relocation of skate park away from other recreation uses. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 16.03 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school places. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 188m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 51 minutes from Over to Cambridge; 28 minutes from Over to St. Ives |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 5.69km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. A14 capacity issues. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 257
Address Land off Clive Hall Drive, Longstanton
Location Longstanton
Category of site Group Village
Site area 0.26

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds) |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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 byway lies approximately 220m to the north west of the site. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There is a clear edge to the village in this location, with Mills Lane becoming increasingly rural in character beyond Clive Hall Drive to the east. The importance of keeping this land open has been emphasised both by the Inspector considering the appeal of recent planning applications, and also by the Inspectors considering the Northstowe AAP and Site Specific Policies DPD. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - There is a clear edge to the village in this location, with Mills Lane becoming increasingly rural in character beyond Clive Hall Drive to the east. The importance of keeping this land open has been emphasised both by the Inspector considering the appeal of recent planning applications, and also by the Inspectors considering the Northstowe AAP and Site Specific Policies DPD. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 / - | Neutral impact (existing features retained, or appropriate mitigation possible). Within the Longstanton Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |

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| Inclusive Communities - Housing | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | - | 856m from the centre of the site to a point along Hattons Park, a central point in the village surrounded by services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 15.83 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| Will it improve access to education and training, and support provision of skilled employees to the economy? | | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity. | |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 517m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 33 minutes from Longstanton to Cambridge |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.88km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. A14 capacity issues. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 258
Address Land south of Babraham Road, Sawston
Location Sawston
Category of site Rural Centre
Site area 4.63

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | + | Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | 0/+ | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. Adjoins estate housing to the west. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | Rural Centre. |
| | | Sub-Indicator: Distance to centre | --- | 1,138m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + | New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Will it encourage engagement with community activities? | | +/0 | No facilities lost, and no new facilities proposed directly as a result of the development. Call for Sites Questionnaire refers to potential to provide additional community facilities. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 27.07 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - |
| | Will it improve access to education and training, and support provision of skilled employees to the economy? | | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13. |
| | Reduce the need to travel and promote more sustainable transport choices. | Sub-indicator: Distance to bus stop / rail station | - | 857m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | + | 20 minute service to Cambridge. Hourly service to Saffron Walden. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.74km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 259
Address Land Adjacent to 15 Priest Lane, Willingham
Location Willingham
Category of site Minor Rural Centre
Site area 0.52

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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 |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside, on ground slightly higher than the adjacent property, which would therefore make any development of this site very visible from the north and to some extent from the east. The site is rural in character. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a very skeleton road framework formed from the historic background of horticulture which has led to considerable linear development within the village. Development of this site is incompatible with the linear street pattern characteristic of approach roads into Willingham, creating an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Potential adverse effect on the setting of the Conservation Area due to intensification of lane at entrance to Conservation Area. Several Grade II Listed Buildings within the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |

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| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | 0 | 740m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises | |

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|-------------------|--|--|-----|---|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 21.75 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ | Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13 |
| | | Sub-indicator: Distance to bus stop / rail station | + | 525m ACF from the centre of the site to nearest bus stop (Citi 5). |
| | | Sub-indicator: Frequency of Public Transport | - | Citi 5 has an hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | Citi 5 Bus service takes 41 minutes from Willingham to Cambridge. Citi 5 Bus service takes 38 minutes from Willingham to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.60km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 260
Address Land at Oakington Road, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 4.9

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. |
| | Will it protect and where possible enhance the quality of the water environment? | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). | 0 | |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. The site has a rural character, and creates a soft edge at this entrance to the village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of approach roads into Cottenham. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | --- | 1,001m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 24.90 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 17. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 364m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | + | 20 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 37 Minutes from Cottenham to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.64km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | 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 No. Site 261
Address Land at Barrington Quarry
Location Barrington
Category of site New Settlement
Site area 404.99

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|---------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | + | Approximately a third of the site is a former quarry and cement works - this is previously developed land / the rest is farmland |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | --- | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - Majority of very large site is Grade 2 but a belt of Grade 3 runs through the middle of the site where the chalk is underlying. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | - | Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves. Site allocation for chalk adjacent to existing quarry area. Around existing quarry and allocation is a waste consultation area. A quarter of the site is a safeguarding area for chalk in the Minerals and Waste LDF. |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | - | Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with some neighbouring uses. Concerns at noise from adjoining Barrington Hall that has entertainment events - could mitigate since very large site by having buffer to protect residential uses on site from noise. Also concerns at noise and malodour from nearby farms - bringing this closer to residential areas - need for buffer zones. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated. |
| | | Will it minimise, and where possible address, land contamination? | + | Eastern part of site is a former quarry and also has a number of areas of filled land. The whole site would therefore require investigation. This could be dealt with by condition.. Potential for minor benefits through remediation of minor contamination. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | 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 | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | - / --- | Minor negative impact on protected sites and species incapable of mitigation. A quarter of the site is an SSSI for geological importance. Could be significant but given overall size of site could design to mitigate damage to SSSI. Promoters indicate that they would work with Natural England and University of Cambridge and Natural History Museum to protect future of SSSI. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | -/0 | Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully mitigated) Some mitigation will be achieved through the development process. Greatest impact likely to be upon woodland habitats through disturbance and general change of use from unmanaged to amenity. Many groups of trees and mature hedgerows would need to be retained within design. Extensive loss of arable farmland. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | + | Development would create minor opportunities for new Green Infrastructure. Promoters have mentioned that a new country park would be included in the development of the site. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on edge of Barrington. Development of this site would be very intrusive. Huge views are available to the north, east and south of the site. It is a dramatic landscape, and deeply rural in character. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). All local villages would be totally dominated by the scale of the development. Barrington and Orwell could become physically linked. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | ---/-- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Setting of four conservation areas would be affected by development of this site. Southern boundary of site adjoins Barrington Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | + /+++ | Development would create minor additional opportunities for renewable energy. A new settlement of this scale would be expected to include many additional renewable energy options |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Very small part of site is within flood zone 2. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | +++/+ | Development would deliver significant new public open space. Promoter has indicated that a country park would be delivered with formal and informal recreation facilities to serve the southern and western part of the district. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | New settlement - Promoter describes as being sustainable new development. |
| | | Sub-Indicator: Distance to centre | 0 | Centre point of site beyond 1000m of nearest existing centre Majority of site would be within 800m of any new local centre developed as part of site. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + | New facilities or improved existing facilities are proposed of minor benefit. Promoter has indicated that the settlement will be a sustainable new development and also that it will be providing facilities for those that live in close proximity to the new community. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | + | New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be sustainable community providing for the day to day needs of the residents. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | -/0 | Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. The existing quarry and cement works are no longer in commercial use however the Minerals and Waste LDF has retained an allocation for chalk within the site and therefore the quarry could at a future date become operational again. Development of the site would prevent this. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | 0 | 44.22 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is limited capacity. The electricity supply to be development could not be supported from existing network. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14. |
| | | Sub-indicator: Distance to bus stop / rail station | 0 | New settlement would require new bus stops which would mostly fall within 800m of the site. 1,277m ACF from the centre of the site to the nearest bus stop (75 service) |
| | | Sub-indicator: Frequency of Public Transport | + | New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Less than hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 30 minutes from bus stop to the centre of Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.03km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0/- | No capacity constraints identified, safe access can be achieved however local traffic management measures would be required to mitigate the impact of development traffic upon local communities. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | 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. The promoter has stated that the transport strategy will include a fast, frequent and direct public transport connection to Cambridge. Currently limited bus service and highway Authority has stated that it would be difficult to incorporate into existing networks. |

Site No. Site 262
Address Land at Hinton Way, Stapleford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 1.21

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect the best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0/- | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0/- | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | Rural Centre. |
| | | Sub-Indicator: Distance to centre | --- | 1,662m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 17.15 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | Reduce the need to travel and promote more sustainable transport choices. | Sub-indicator: Distance to bus stop / rail station | +++ | 148m ACF from the centre of the site to nearest bus stop (31 service). 1,277m ACF from the centre of the site to nearest bus stop (Citi 7). 1,175m ACF from the centre of the site to train station. |
| | | Sub-indicator: Frequency of Public Transport | --- | 31 bus has a less than hourly service. Citi 7 bus has a 20 minute service. Train has an 30 minute to hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 5.94km ACF from the centre of the site to Cambridge Market. |
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| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | 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 No. Site 263
Address Land to the rear of 34 - 46 Histon Road, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 1.04

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | - | 861m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 18.82 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 17. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 269m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | + | 20 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 37 Minutes from Cottenham to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.64km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 264
Address 80a High Street, Meldreth
Location Meldreth
Category of site Group Village
Site area 0.3

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | --- | All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. |
| | | Will it minimise, and where possible address, land contamination? | + | Potential for minor benefits through remediation of minor contamination. Record of commercial/industrial use, can be conditioned |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation. Development of this site would have an adverse effect on the landscape character of the village by eroding the contrast between the linear development along the High Street frontage and the undeveloped land to the rear along the river Mel. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the townscape character of the village by eroding the contrast between the linear development along the High Street frontage and the undeveloped land to the rear along the river Mel. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Very small part of site in zone 3. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | +++ | 218m from the centre of the site to the village hall which is surrounded by a cluster of other services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | +++ | 6.66 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 109m ACF from the centre of the site to the nearest bus stop. 555m ACF from the centre of the site to the nearest train station. |
| | | Sub-indicator: Frequency of Public Transport | --- | Bus - less than hourly service. Train - hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | Bus - 15 minutes from Meldreth to Royston. Train - 4 minutes from Meldreth to Royston. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 5.91km ACF from the centre of the site to Royston Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, it should be possible to gain safe access. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 265
Address Land to the north of the A428, Cambourne
Location countryside
Category of site New Settlement
Site area 271.65

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|--------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | The site includes 2 farm complexes creating a very small area of previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | --- | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 270 ha). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0/- | Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is of a significant size and there is the potential for an increase in traffic and static emissions that could affect local air quality. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | ---/- | Significant negative impacts to or as a result of the development that are incapable of mitigation. The site is close to commercial and industrial units and the Motocross site, and offsite mitigation is likely to be required. Some possible noise and vibration from A428 which should be possible to mitigate. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
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| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0/- | Minor negative impact on protected sites and species. The site is adjacent to Knapwell Roadside Verge CWS and Knapwell Wood CWS. Brockley End Meadow CWS lies 540m to the west of the site. Elsworth Wood SSSI lies approximately 530m to the west of the site. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0/- | Minor negative impact as loss of farmland and severance of hedgerows. Some opportunities for habitat enhancement. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | + /+++ | Development would create minor opportunities for new Green Infrastructure. New landscaping associated with development of this site will create access to areas of open space within and on the edge of the development. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - due to its elevation and open character, development on this site would form a new built skyline when viewed from local villages and roads. The scale of the development and types of buildings proposed would be very difficult to integrate into the local landscape. The deeply rural approach to Knapwell would be urbanised and the village itself completely dominated by the development, and the detailed and layered landscape to the north of the site would become obscured by the development. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0/- | Neutral impact (existing features retained, or appropriate mitigation possible). The site will have an impact on the setting of the listed buildings at New Inn Farm. 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. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0/+ | Development could create minor additional opportunities for renewable energy. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | + | Development would create minor opportunities for new public open space. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | New settlement. |
| | | Sub-Indicator: Distance to centre | 0 | Centre point of site beyond 1000m of nearest existing centre Majority of site would be within 800m of any new local centre developed as part of site. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + /+++ | New local facilities or improved existing facilities are proposed of significant benefit. The development proposes employment, retail and leisure uses. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | + /+++ | New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable). |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | + /+++ | Development would support minor additional employment opportunities. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 39.71 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. Proposed - Site would develop business / employment as part of development. Therefore it is assumed that employments areas of 2000+ will |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - /--- | Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is not supportable from the existing electricity network, therefore significant reinforcement and new network required. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The WwTW is operating close to capacity and therefore has limited capacity to accommodate this site. The sewerage network is approaching capacity. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13. |
| | | Sub-indicator: Distance to bus stop / rail station | 0 | New settlement would require new bus stops which would mostly fall within 800m of the site. 1,205m ACF from the centre of the site to the nearest bus stop (Citi 4 service). |
| | | Sub-indicator: Frequency of Public Transport | + | New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. 20 minute service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 35 minutes from bus stop to the centre of Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.21km ACF from the centre of the site to St. Ives Market. 12.68km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | -/--- | Insufficient capacity or access constraints that cannot be adequately be mitigated. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | There are opportunities 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 No. Site 266
Address Cave Industrial Estate, Chesterton Fen Road, Milton
Location Cambridge
Category of site Edge of Cambridge
Site area 1.67

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|---------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | +++ | The whole site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - / --- | Potential to create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation - New Chesterton railway station / railway noise & industrial noise - proposals by the County Council for a new railway station and Guided Bus interchange at Chesterton Sidings have recently been approved with the possible intensification in use of existing railway land for the stabling of trains. Noise and vibration from any future station, CGB interchange, sidings and any new track alignments are constraints. Until the noise assessment is completed it is not possible to say with any certainty that the site is suitable for residential. |
| | | Will it minimise, and where possible address, land contamination? | + | The site has been used for various industrial and commercial uses and may have contaminated land. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). The River Cam, approximately 250m to the east, is a County Wildlife Site. There is potential for Great Crested Newts and reptiles in the pond in the south western corner of the site. However, it may be possible to mitigate any impact. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |
| | Maintain and | Will it maintain and enhance the diversity and distinctiveness of landscape character? | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. The site is within the built up area and largely surrounded by further built development. |

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| Landscape, Townscape and Cultural Heritage | enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 / - | 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. There may be a slight positive impact from clearing the commercial and industrial buildings from the site, however, given the adjoining uses are also commercial and industrial, development for residential in this location would be out of character with its surroundings. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Fen Ditton Conservation Area and a cluster of Grade II* Listed buildings lie to the east, but development is unlikely to impact on their setting. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 / - | The site is part of a much larger area identified in 'saved' Local Plan 2004 Policy CNF/6 for the development of Gypsy and Traveller pitches. Development for housing would therefore result in the loss of an allocated site for future delivery of Gypsy and Traveller pitches. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | +++ | Edge of Cambridge |
| | | Sub-Indicator: Distance to centre | --- | 1,040m from the centre of the site to Green End Road, Cambridge. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | --- | Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. The site is used for light industry and there are few sites close to Cambridge. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | +++ | 11.00 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - / --- | Major utilities Infrastructure improvements required, but constraints can be addressed. Electricity would require 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 site is not served by gas and a complex connection and pipe lay would be required. The sewerage network is approaching capacity and will require investigation and possibly mitigation. This is a small site and it is not clear that the upgardes required would be viable. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 19. |
| | | Sub-indicator: Distance to bus stop / rail station | - | 811m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | + | 20 Minute Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | 15 Minutes from Shelbourne Close to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | +++ | 3.50km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. The Highway Authority is concerned about increasing vehicle movements to this area, as the only access is through a busy urban neighbourhood, therefore vehicular movements from any proposed change of use should not exceed those generated by the existing lawful use. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 268
Address Toft Road, Hardwick
Location Hardwick
Category of site Group Village
Site area 3.61

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0/- | 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. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of the site would result in the encroachment of the built area into the open countryside. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this site would be contrary to the linear character of this part of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the conservation area. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | --- | 1,345m from the centre of the site to Limes Road, north of the school, a central point in the village surrounded by services and facilities |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 24 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | +/- | Major utilities infrastructure improvements required, but constraints can be addressed. There is no spare mains water capacity within the distribution zone. The WwTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 12. |
| | | Sub-indicator: Distance to bus stop / rail station | --- | 252m ACF from the centre of the site to the nearest bus stop (14 Service). 1,590m ACF from the centre of the site to the nearest bus stop (14 Service). |
| | | Sub-indicator: Frequency of Public Transport | + | Less than hourly service (14 Service). 20 Minute Service (Citi 4) |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 54 minutes from Hardwick to Cambridge (14 Service); 26 minutes from Hardwick to Cambridge (Citi 4) |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 7.99km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | - | Minor negative effects incapable of mitigation. Safe access to the highway can be achieved, however development could have an impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 269
Address Land adjacent to The Woodyard, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 1.42

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. A depot located immediately to the south but use unknown and may require further assessment. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street . The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. 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. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | --- | 1,146m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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|-------------------|--|--|---------|---|
| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 23.16 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 10. |
| | | Sub-indicator: Distance to bus stop / rail station | --- | 231m ACF from the centre of the site to the nearest bus stop (X8). 1,108m ACF from the centre of the site to the nearest bus stop (Citi 8). |
| | | Sub-indicator: Frequency of Public Transport | + | X8 - less than hourly service. Citi 8 - 20 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | X8 - 34 Minutes from Cottenham to Cambridge. Citi 8 - 37 Minutes from Cottenham to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.15km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 270
Address Land off Gibson Close, Waterbeach
Location Waterbeach
Category of site Minor Rural Centre
Site area 0.69

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Whole site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). There is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 22m to the north east. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Footpaths run along the northern and western boundaries of the site and it should be possible to provide a link to these. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms part of the setting of the Conservation Area and there are three Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |

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| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | +++ | 171m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. | |

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| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 20.41 minutes from site to nearest employment area with 2000+ employees. 10 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - / --- | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 122m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | 9 service - Hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 9 service - 25 Minutes from Waterbeach to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.24km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 271
Address Land adj to Station Road and Duxford Road, Whittlesford Bridge
Location Whittlesford Bridge
Category of site Group Village
Site area 8.07

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (8.07 ha.) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with neighbouring uses. Commercial to south east. Railway to east. However existing residential already in close proximity so minor to medium risk |
| | | Will it minimise, and where possible address, land contamination? | + | Site adjacent to filled land. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). Within the grounds of No 19 Station Road is a protected sycamore, which is to the south west of the site. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this large site is out of scale with the existing village and would create a large backland development in an exposed location, in an area with a strong linear character. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this large site is out of scale with the existing village and would create a large backland development in an exposed location, in an area with a strong linear character. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the setting a Grade II* and II Listed Building. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group village |
| | | Sub-Indicator: Distance to centre | --- | Beyond 1000m from the centre of the to the nearest centre - Whittlesford |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Will it encourage engagement with community activities? | | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 23.56 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 18. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 256m ACF from the centre of the site to the nearest bus stop. 356m to train station. |
| | | Sub-indicator: Frequency of Public Transport | 0 | Bus - Hourly Service Train - 30 minute service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | Bus - 51 minutes to Cambridge. Train - 11 minutes to Cambridge |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.62km ACF from the centre of the site to Saffron Walden Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The proposed site does not appear to have a direct link to the adopted public highway. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 272
Address Hillside Farm Buildings, Orwell Road, Barrington
Location Barrington
Category of site Group Village
Site area 0.49

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (0.49 ha.). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | + | Development would remove Hillside Farms that creates nuisance, resulting in minor benefits in the local noise climate. |
| | | Will it minimise, and where possible address, land contamination? | + | Current agricultural/commercial use may have contaminated land. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Footpaths to the north west, and to the east. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very prominent and exposed to the surrounding countryside, making it very visible from the approach from the north. The existing farm buildings are rural in character and located in an area where there is a soft edge to the village, with plenty of trees and hedgerow. Residential development on this site will create a harsh gateway to the village and have a detrimental impact on the open and rural character of this approach to the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site is very prominent and exposed to the surrounding countryside, making it very visible from the approach from the north. The existing farm buildings are rural in character and located in an area where there is a soft edge to the village, with plenty of trees and hedgerow. Residential development on this site will create a harsh gateway to the village and have a detrimental impact on the open and rural character of this approach to the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the setting of several Grade II Listed Buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |

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| Inclusive Communities - Housing | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 693m ACF to the Village Hall, central to the village and other services and facilities within the village. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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|-------------------|--|--|---|--|
| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | 0 | 35.42 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and both will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity, |

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| Transport | | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14. |
| | Reduce the need to travel and promote more sustainable transport choices. | Sub-indicator: Distance to bus stop / rail station | +++ | 285m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | --- | Less than hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 30 Minutes from Barrington to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.62km ACF from the centre of the site to Cambridge Market. |
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| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 273
Address Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)
Location Northstowe
Category of site Northstowe
Site area 1.84

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|--|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Close to the Councils' Air Quality Management Area. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. Proximity to the B1050 bypass to the south & east and the Guided Bus to the north with prevailing winds from the south west - traffic noise will need assessment South east of the site is close to Hydro Eu Ltd Station Road a medium to large sized industrial type unit / uses - noise from activities / plant and equipment and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. Possible noise and malodour from nearby Southwell Farm, Station Road. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |

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| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | + | Development would create minor opportunities for new Green Infrastructure as the promoter of the surrounding site 242 proposes provision of public open space and possible link to bridleway along the Guided Busway. |
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The development is at odds with the local landscape character and would have an adverse effect on the local landscape by adding a substantial urban extension into an open and rural landscape. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the development and the village, and a soft, integrated edge treatment. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - / --- | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site in combination with site 242 would be large in relation to the existing village settlements and would adversely affect the landscape setting of Longstanton to the extent that it may be difficult to view Longstanton as separate from Northstowe. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |

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| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | + | Development would create minor additional opportunities for renewable energy. The assumption is that as an extension to Northstowe it should be possible to continue the exemplar of sustainability standards |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | + | Development would create minor opportunities for new public open space as the promoter of the surrounding site 242 proposes provision of open space as part of the development. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |

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| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | Site would form part of a new settlement - an extension to Northstowe. It would not be deliverable on its own. |
| | | Sub-Indicator: Distance to centre | 0 | Centre point of site beyond 1000m of nearest existing centre Majority of site would be within 800m of any new local centre developed as part of site. |
| | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter of the surrounding site 242 proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space. | |
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| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter of the surrounding site proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | + | Development of the surrounding site 242 would support minor additional employment opportunities. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 21.58 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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. Gas will require a Pressure Reduction Station to be built to allow a local low pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | 0 | As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. As the reserve land would be one of the last phases of Northstowe to be developed the capacity of these schools, and their ability to extend would need to be assessed nearer to the time. As the DFD is considering this site the location of schools, and their site size will be taken into account. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 19. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | New settlement would require new bus stops which would mostly fall within 800m of the site. 206m ACF from the centre of the site to the nearest guided busway stop (Longstanton). |
| | | Sub-indicator: Frequency of Public Transport | +++ | Guided Busway - 10 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | Guided Busway - 23 Minutes to Cambridge; Guided Busway - 10 Minutes to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 8.84km ACF from the centre of the site to St. Ives Market. 10.77km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Considered together with the surrounding site 242, there is insufficient capacity or access constraints that cannot be adequately mitigated. Site will be heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of the sites in this area being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. Capacity on the B1050 may become an issue as the core area of Northstowe is developed the Highway Authority is considering access to this site as part of the Phase I of the Northstowe site. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | +++ | Considered together with the surrounding site 242, development would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities. |

Site No. Site 274
Address Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided B
Location Northstowe
Category of site Northstowe
Site area 202.00

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|--|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | This large site includes some built development with curtilages adjacent to the B1050 and to the northwest. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - large site but small part Grade 2. Half of the site is Grade 3a. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Approximately 1/3 of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. The site in close proximity to the B1050 to the west and the CGB to the south & Longstanton P& R - traffic / transport noise will need assessment. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible noise and malodour from nearby farms that may coexist as proposals would be closer than existing residential, but no history of complaints. There is a sewage treatment works with open trickle beds in close proximity to the west, offsite near BrookField associated with old barracks and existing housing etc. However, this is no longer operational. Assumption is that most can be mitigated, or the site is large enough to avoid affected areas. |
| | | Will it minimise, and where possible address, land contamination? | + | Site is adjacent to guided busway (old railway line) and may have contaminated land. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |

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| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | + | Development would create minor opportunities for new Green Infrastructure as the promoter proposes provision of public open space and possible links to the byway and footpath across the southern part of the site that links the villages of Longstanton and Rampton and to bridleway along the Guided Busway. |
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The development is at odds with the local landscape character. It would have an adverse effect on the local landscape by adding a very substantial urban extension into an open and rural landscape. The proposed development would also have a very significant adverse effect on the carefully considered structural landscape proposals for existing and currently proposed developments in the area. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory visual connections between the two sites very difficult. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - / --- | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would be very large in relation to the existing and proposed settlements and would adversely affect the landscape setting of Longstanton Oakington, Willingham and Rampton. Any benefits from enlarging the separation from Longstanton and Oakington will be countered by greater impact on Willingham and Rampton. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory visual connections between the two sites very difficult. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |

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| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | +++ | Development would create significant additional opportunities for renewable energy. The assumption is that as a large extension to Northstowe it should be possible to continue the exemplar of sustainability standards. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Only about 10% of the site is in Flood Zone 3a and previous Masterplan identified these areas for uses such as open space, which are compatible with the flood risk potential. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | + | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |

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| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | New settlement - a major extension to Northstowe. |
| | | Sub-Indicator: Distance to centre | 0 | Centre point of site beyond 1000m of nearest existing centre Majority of site would be within 800m of any new local centre developed as part of site. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes an employment-led development, a local centre and open space, plus necessary infrastructure such as an expanded park and ride site and highway and drainage works. The assumption is these will largely serve new residents. |
| | | Will it improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes an employment-led development, a local centre and open space, plus necessary infrastructure such as an expanded park and ride site and highway and drainage works. The assumption is these will largely serve new residents. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | +++ | Development would significantly enhance employment opportunities. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 24.74 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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. Gas will require a Pressure Reduction Station to be built to allow a local low pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | 0 | As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. As the reserve land would be one of the last phases of Northstowe to be developed the capacity of these schools, and their ability to extend would need to be assessed nearer the time. As the DFD is considering this site the location of schools, and their site size will be taken into account. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 17. |
| | | Sub-indicator: Distance to bus stop / rail station | 0 | New settlement would require new bus stops which would mostly fall within 800m of the site. 872m ACF from the centre of the site to the nearest guided busway stop (Longstanton). |
| | | Sub-indicator: Frequency of Public Transport | +++ | Guided Busway - 10 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | Guided Busway - 23 Minutes to Cambridge; Guided Busway - 10 Minutes to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.14km ACF from the centre of the site to St. Ives Market. 10.27km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. Site will be heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of the sites in this area being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. Capacity on the B1050 may become an issue as the core area of Northstowe is developed - the Highway Authority is considering access to this site as part of the Phase I of the Northstowe site. The promoter contends that with the extension to Northstowe it has the potential to be self-contained, in terms of meeting the needs of its population locally, and minimising out-commuting and car journeys. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | +++ | Would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities. |

Site No. Site 275
Address Old East Goods Yard, Station Road, Oakington
Location Northstowe
Category of site Northstowe
Site area 0.59

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | + | The whole of this small site is previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | --- | Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The site is immediately adjacent to and runs parallel to CGB. Due to the close proximity to the CGB and the physical constraints of the site dimensions 305m long and 16m wide, noise and vibration impacts are paramount considerations. |
| | | Will it minimise, and where possible address, land contamination? | + | Site is adjacent to the guided busway (old railway) & previous military land and was commercial use. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | 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 | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | + | Development would create minor opportunities for new Green Infrastructure as it is possible to link to bridleway along the Guided Busway. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - This pattern of development would be totally alien and out of keeping with the existing linear pattern of development, which would introduce dwellings on the edge of the Conservation Area, altering the relationship of the existing settlement pattern to the open countryside between the development and the village, and a soft, integrated edge treatment. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - This site is unsuitable for backland development given the historically sensitive nature of the area. This pattern of development would be totally alien and out of keeping with the existing linear pattern of development, which would introduce dwellings on the edge of the Conservation Area, altering the relationship of the existing settlement pattern to the open countryside |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade II Listed Westwick Hall and Westwick Hall Farmhouse, Westwick Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. Neutral impact (existing features retained, or appropriate mitigation possible). |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | - | The whole site is within Flood Zones 2 and 3, drainage issues capable of being appropriately addressed |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | + | Development would create minor opportunities for new public open space as the promoter includes allotments or recreation ground as part of the development. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | --- | Site in infill village but would be close to a new settlement of Northstowe, but on the opposite side of the Guided Busway. |
| | | Sub-Indicator: Distance to centre | --- | Centre point of site beyond 1000m of nearest existing centre - oakington. Note - site would not generate it's own centre |
| | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. Promoter proposes community uses, but this is a small site and close to Northstowe. | |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. There will be a loss of some employment (B8 uses), but the promoter proposes new A2 & B1 employment uses. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | +++ | 13.88 minutes from site to nearest employment area with 2000+ employees. 9 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 206m ACF from the centre of the site to the nearest guided busway stop. |
| | | Sub-indicator: Frequency of Public Transport | +++ | Guided Busway - 10 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | Guided Busway - 23 Minutes to Cambridge; Guided Busway - 10 Minutes to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 11.91km ACF from the centre of the site to St. Ives Market. 7.49km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 276
Address Land adjacent to Paynes Meadow, Linton
Location Linton
Category of site Minor Rural Centre
Site area 0.83

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | + | 582m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | 0 | 32.16 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. The sewage network is approaching capacity. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 597m ACF from the centre of the site to nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | 0 | 30 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 31 Minutes from Linton to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.24km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 277
Address Land to the rear of 48 - 56 West Drive, Highfields, Caldecote
Location Caldecote
Category of site Group Village
Site area 2.62

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | A small area of the site is previously developed land as the site includes three dwellings. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect the best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | ---/- | Significant negative impacts to or as a result of the development that are incapable of mitigation. The site is close to industrial units and offsite mitigation is likely to be required. |
| | | Will it minimise, and where possible address, land contamination? | 0/+ | The site would require investigation due as it is adjacent to military land and is agricultural / commercial land. Potential for benefits through remediation of any contamination. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites or species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - All nearby development has been built over recent years and is of a suburban nature. If the site were to be developed it would impact on the character of the surrounding countryside. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. There are no suitable surface water drainage facilities, however this could be addressed through the provision of a new drain. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 498m ACF to Main Street which is surrounded by a cluster of services and facilities within the village. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 26.68 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | +/- | Major utilities infrastructure improvements required, but constraints can be addressed. There is no spare mains water capacity within the distribution zone. The WwTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 17. |
| | | Sub-indicator: Distance to bus stop / rail station | 0 | 740m ACF from the centre of the site to the nearest bus stop (Citi 4). 324m ACF from the centre of the site to the nearest bus stop (14 Service). |
| | | Sub-indicator: Frequency of Public Transport | + | 20 Minute service (Citi 4). Less than hourly service (14 Service). |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | 20 Mintues from Caldecote to Cambridge (Citi 4). 54 Minutes from Caldecote to Cambridge (14 Service). |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.81km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | - | Minor negative effects incapable of mitigation. Safe access to the highway can be achieved, however development could have an impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 278
Address Highways Agency Depot, Station Road East, Whittlesford Bridge
Location Whittlesford Bridge
Category of site Group Village
Site area 2.28

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | +++ | The majority of the site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - some loss Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with neighbouring uses. Commercial to west. A505 to south. However existing residential already in close proximity so minor to medium risk |
| | | Will it minimise, and where possible address, land contamination? | + | Site was formerly used for highway depot and may have contaminated land. Potential for minor benefits through remediation of minor contamination |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Redevelopment of this depot site would remove commercial buildings and areas of hardstanding, improving the townscape. However, to the east of the railway line there is very little residential development and this is a large site, which would have a negative impact on the character of this part of the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Redevelopment of this depot site would remove commercial buildings and areas of hardstanding, improving the townscape. However, to the east of the railway line there is very little residential development and this is a large site, which would have a negative impact on the character of this part of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the setting a Grade II* and II Listed Building. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |

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| Inclusive Communities - Housing | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group village |
| | | Sub-Indicator: Distance to centre | --- | Beyond 1000m from the centre of the to the nearest centre - Duxford. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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|-------------------|--|--|---|--|
| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | | |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | | |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 22.33 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | | |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of highway depot. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 18. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 382m ACF from the centre of the site to train station. |
| | | Sub-indicator: Frequency of Public Transport | 0 | Train - 30 minute service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | Train - 11 minutes to Cambridge |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.62km ACF from the centre of the site to Saffron Walden Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 279
Address Land at Black Pit Drove / Rampton Road, Willingham
Location Willingham
Category of site Minor Rural Centre
Site area 0.85

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - west of the site is operational nurseries at 134 Rampton Road & agricultural uses to the south east at Anstee Farm Black Pit Drove. These are medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance |
| | | Will it minimise, and where possible address, land contamination? | + | 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 |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | 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 | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. The site forms part of the 'transition' area between the village and the open countryside and development would have a detrimental impact on the linear and rural character of this part of the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | 0 | Minor Rural Centre |
| | | Sub-Indicator: Distance to centre | --- | 1,171m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 / + | Development would have no effect on employment land or premises. Promoter also suggests site has potential for light industry, which may be possible to the rear of the site, away from residential premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 28.70 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ | Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 11. |
| | | Sub-indicator: Distance to bus stop / rail station | - | 877m ACF from the centre of the site to nearest bus stop (Citi 5). |
| | | Sub-indicator: Frequency of Public Transport | - | Citi 5 has an hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | Citi 5 Bus service takes 41 minutes from Willingham to Cambridge. Citi 5 Bus service takes 38 minutes from Willingham to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.59km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 280
Address Land behind 10-16 Old House Road, Balsham
Location Balsham
Category of site Group Village
Site area 1.16

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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 |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - site has a rural character and is part of the open countryside to the east of the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | 0 | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 674m ACF to the Black Bull pub, which is central to the village, surrounded by other services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Will it encourage engagement with community activities? | | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | 0 | 40.32 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 12. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 439m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | --- | Less than hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 20 Minutes from Balsham to Haverhill |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.26km ACF from the centre of the site to Haverhill Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. There is a ransom strip relating to access of the site. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 281
Address Land off Silverdale Close, Coton
Location Coton
Category of site Group Village
Site area 3.45

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|--|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2) |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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 |
| | Will it protect and enhance the quality of the water environment? | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) -The site is pastureland which is rural in character and the site is clearly part of this countryside and part of land creating a rural setting for the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Further development in this area is likely to reduce the linear character of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – adverse impact on setting of Manor Farmhouse due to effect on views across fields and Bin Brook edge. Adverse impact on setting of Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 but edge of site beside Bin Brook is zone 2. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 686m ACF to a point on High Street which is central in relation to the services and facilities within the village |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 18.24 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is close to capacity and sewerage network is approaching capacity and both will require mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 18. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 270m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | --- | Less than hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | 15 minutes Coton to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | +++ | 4.36km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has identified that proposed site does not appear to have a direct link to the adopted public highway. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 282
Address Land off Hatton Road (B1050), Longstanton
Location Longstanton
Category of site Group Village
Site area 0.26

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|--|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). | |
| | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. | |
| Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with neighbouring uses. Site close to the B1050 bypass - potential for noise. |
| | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated | |
| | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds) | |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. A group of protected trees lie opposite the site on the northern side of Hattons Road. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs to the south west of the site and continues across Hattons Road to the north |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site forms a soft rural edge to the village, as an area of largely enclosed, informal grassland penetrating into the built up area. The approach from Hattons Road is rural in character and development in this location would have a detrimental impact on the rural character |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site forms a soft rural edge to the village, as an area of largely enclosed, informal grassland penetrating into the built up area. The approach from Hattons Road is rural in character and development in this location would have a detrimental impact on the rural character. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | --- | Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - the whole site is within Flood Zone 3a. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | +++ | 178m from the centre of the site to a point along Hattons Park, a central point in the village surrounded by services and facilities. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | +++ | 11.18 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 15. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 141m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | 0 | 33 minutes from Longstanton to Cambridge |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 8.65km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highway Authority has concerns due to the possible creation of a cross road with Colesfield. Cross roads have a poor accident history in general. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 285
Address Land adj to 83 Moorfield Road, Whittlesford Bridge
Location Whittlesford Bridge
Category of site Group Village
Site area 0.64

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (0.64 ha.) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with neighbouring uses. Traffic noise from M11 and A505. Residential could be acceptable with high level of mitigation. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this backland site would not relate well to the linear character of this part of the village. This is a very exposed site with long views, particularly over the A505 to the south. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this backland site would not relate well to the linear character of this part of the village. This is a very exposed site with long views, particularly over the A505 to the south. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group village |
| | | Sub-Indicator: Distance to centre | --- | Beyond 1000m from the centre of the to the nearest centre - Duxford. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 23.10 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 220m ACF from the centre of the site to the nearest bus stop. 490m to train station. |
| | | Sub-indicator: Frequency of Public Transport | 0 | Bus - Hourly Service Train - 30 minute service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | Bus - 51 minutes to Cambridge. Train - 11 minutes to Cambridge |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | 0 | 10.42km ACF from the centre of the site to Saffron Walden Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highway Authority would resist any access onto the A505 at this location. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 286
Address Land adjoining The Green, Duxford
Location Duxford
Category of site Group Village
Site area 0.81

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is a sensitive location with a distinctly rural character. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site important to the character of the Conservation Area, the historic core of the village and its tranquillity. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | +++ | 234m to village hall ACF from centre of the site - Duxford has long centre along main road. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 25.55 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | +++ / + | Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 12. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 158m ACF from centre of the site to nearest bus stop to best service (Citi 7). |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | --- | 54 Minutes from Duxford to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.66km ACF centre of site to Saffron Walden Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | + | 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 No. Site 287
Address Land adj to Fen Drayton Road, Swavesey
Location Swavesey
Category of site Group Village
Site area 1.3

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | 0 | Development would not affect best and most versatile agricultural land (Grades 1 and 2). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. |
| | Will it protect and enhance the quality of the water environment? | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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 615m to the west. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | 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. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | 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. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | - | 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. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 606m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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|-------------------|--|--|---------|--|
| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 24.06 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | 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. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | --- / - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity. |

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|-----------|--|---|-------|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 455m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 23 Minutes from Swavesey to St. Ives. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 5.20km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 / - | 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. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 288
Address Land north of 70 High Street, Harston
Location Harston
Category of site Group Village
Site area 0.99

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (0.99 ha.). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | Development compatible with neighbouring uses. Noise from High St but can be mitigated by design and layout, which may influence density. 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. |
| | Will it protect and enhance the quality of the water environment? | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). Within the grounds of Park House near to the road there is a large group of protected trees. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II Listed Buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |

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| Inclusive Communities - Housing | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing Inequalities and Involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 441m ACF to the Pemberton Arms pub - location chosen as representation of central point of these services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | | Will improve relations between people from different backgrounds or social groups? | | |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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|-------------------|--|--|---|---|
| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 22.20 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 289m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 20 Minutes from Harston to Cambridge; 21 Minutes from Harston to Royston. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 7.66km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 289
Address Land at and to the rear of 98 - 102 High Street, Harston
Location Harston
Category of site Group Village
Site area 1.38

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | The site includes one residential property. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (1.38 ha.). |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). There are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II Listed Buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 627m ACF to the Pemberton Arms pub - location chosen as representation of central point of these services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| Will it encourage engagement with community activities? | | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. | |

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|-------------------|--|--|---|---|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 19.75 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and will require mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | + | Insufficient spare school capacity but potential for improvement to meet needs. |

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|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 178m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 20 Minutes from Harston to Cambridge; 21 Minutes from Harston to Royston. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 7.47km ACF from the centre of the site to Cambridge Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 290
Address Land east of Mill Road, Over
Location Over
Category of site Group Village
Site area 2.18

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (2.18 ha.) |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 / - | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. A sewage pumping station is adjacent to the north west corner - 1/4 of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | - | 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. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds) |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). There are several protected Elms, Ash and Horse Chestnut trees within the site. |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Mill Road provides a clear edge to the village, with housing overlooking the adjoining agricultural land. An Important Countryside Frontage is designated along the road frontage. The site is very exposed and forms part of the wider countryside. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Mill Road provides a clear edge to the village, with housing overlooking the adjoining agricultural land. An Important Countryside Frontage is designated along the road frontage. The site is very exposed and forms part of the wider countryside. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | 0 | 677m from the centre of the site to a point along The Lanes, a central point in the village surrounded by services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 19.37 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school places. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 67m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | - | Hourly Service |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 51 minutes from Over to Cambridge; 28 minutes from Over to St. Ives |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 6.74km ACF from the centre of the site to St. Ives Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. A14 capacity issues. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 291
Address Land opposite 68 Spring Lane, Bassingbourn
Location Bassingbourn
Category of site Group Village
Site area 0.61

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | Will it protect and enhance the quality of the water environment? | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and enhance the quality of the water environment? | 0 | Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant negative impact (development conflicts with townscape character, significant negative impacts incapable of mitigation) - development of this site would introduce development behind the linear development fronting onto Spring Lane and so would change the rural character of this area of the village. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | 0 / - | Neutral impact (existing features retained, or appropriate mitigation possible). The site forms part of the setting of a listed building. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 524m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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|-------------------|--|--|---|--|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 25.00 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | + | 454m ACF from the centre of the site to nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | --- | Less than hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | 19 minutes from Bassingbourn to Royston. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | +++ | 3.73km ACF from the centre of the site to Royston Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | 0 | No capacity constraints identified, safe access can be achieved. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact. |

Site No. Site 292
Address Land to the rear of 79 High Street, Meldreth
Location Meldreth
Category of site Group Village
Site area 1.08

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|--|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF. |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The rural character of the High Street in the historic core of the village is a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties. Development of this site would have an adverse effect on the landscape of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | - | Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - The rural character of the High Street in the historic core of the village is a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties. Development of this site would have an adverse effect on the townscape of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Major adverse effect on setting and character of Conservation Area and Listed Buildings due to loss of garden, loss of part curtilage listed historic wall for access, loss of openness and wooded backdrop. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Great majority of site in Flood Zone 1 with no drainage issues that cannot be appropriately addressed. Small part of site in Flood Zone 3. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | | | |

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| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 442m from the centre of the site to the village hall which is surrounded by a cluster of other services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. Riding School on site has ceased operation. | |

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|-------------------|--|--|-----|--|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | | Will it contribute to providing a range of employment opportunities, in accessible locations? | +++ | 8.70 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve the level of investment in key community services and infrastructure, including broadband? | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
| | | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed. |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 16. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 256m ACF from the centre of the site to the nearest bus stop. 791m ACF from the centre of the site to the nearest train station. |
| | | Sub-indicator: Frequency of Public Transport | --- | Bus - less than hourly service. Train - hourly service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | +++ | Bus - 15 minutes from Meldreth to Royston. Train - 4 minutes from Meldreth to Royston. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 5.99km ACF from the centre of the site to Royston Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | - | Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |

Site No. Site 293
Address 104 High Street, Great Abington
Location Great Abington
Category of site Group Village
Site area 0.7

| Theme | Sustainability Objective | Decision Making Criteria | Score | Notes |
|---|---|---|-------|---|
| Land & Soil Resources | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed? | 0 | No previously developed land. The site includes two residential property. |
| | | Will it use land efficiently? | | |
| | | Will it protect and enhance the best and most versatile agricultural land? | - | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
| | | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0 | Site not within an area designated in the Minerals and Waste LDF |
| | Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling? | | |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution | Will it maintain or improve air quality? | 0 | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| | | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? | 0 | Development compatible with neighbouring uses. |
| | | Will it minimise, and where possible address, land contamination? | 0 | Development not on land likely to be contaminated. |
| | | Will it protect and where possible enhance the quality of the water environment? | 0 | Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity | Avoid damage to designated sites and protected species | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity? | 0 | No impact on protected sites and species (or impacts could be mitigated). |
| | Maintain and enhance the range and viability of characteristic habitats and species | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0 | 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. |
| | Improve opportunities for people to access and appreciate wildlife and green spaces | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? | 0 | 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. |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character | Will it maintain and enhance the diversity and distinctiveness of landscape character? | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - - loss of an area of land on the edge of the village that provides a transition to the open countryside beyond. |
| | | Will it maintain and enhance the diversity and distinctiveness of townscape character? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - incompatible with linear street pattern. Setting of Conservation Area - adverse effect due to density and depth of development in contrast to wide spacing and wooded rural backdrops on south west approach to this area. |
| | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | 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)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) Development of the site would have an obvious impact on the setting of the listed buildings on the site if they were to be retained. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| | Create places, spaces and buildings that work well, wear well and look good | Will it lead to developments built to a high standard of design and good place making that reflects local character? | | |
| Climate Change | Minimise impacts on climate change (including greenhouse gas emissions) | Will it support the use of renewable energy resources? | 0 | Standard requirements for renewables would apply. |
| | | Will it promote energy efficiency? | | |
| | | Will it minimise contributions to climate change through sustainable construction practices? | | |
| | Reduce vulnerability to future climate change effects | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | | Will it minimise the likely impacts of climate change on the development through appropriate design? | | |
| | | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? | | |
| Health | Maintain and enhance human health | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? | | |
| | Reduce and prevent crime and reduce fear of crime | Will it reduce actual levels of crime, and will it reduce fear of crime? | | |

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| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space. | Will it increase the quantity and quality of publically accessible open space? | 0 | Neutral impact (existing features retained or appropriate mitigation). |
| | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? | | |
| | | Will it provide for housing for the ageing population? | | |
| | | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? | 0 | No effect on pitch or plot provision. |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | - | Group Village |
| | | Sub-Indicator: Distance to centre | + | 478m ACF to the village Post Office - location represents of central point in relation to other services and facilities. |
| | | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |
| | Redress inequalities related to age, disability, gender assignment race, faith, location and income | Will improve relations between people from different backgrounds or social groups? | | |
| | | Will it redress inequalities? | | |
| | | Will it increase the ability of people to influence decisions, including 'hard to reach' groups? | | |
| | Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities? | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. |

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| Economic Activity | | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises. |
| | Improve the efficiency, competitiveness, vitality and adaptability of the local economy. | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? | | |
| | | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | 0 | 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. |
| | | Will it encourage the rural economy and diversification, and support sustainable tourism? | | |
| | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations? | + | 18.73 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. |
| | | Will it improve the level of investment in key community services and infrastructure, including broadband? | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
| | Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | - | School capacity not sufficient, but significant issues can be adequately addressed |

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| Transport | Reduce the need to travel and promote more sustainable transport choices. | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | + | Total score of 17. |
| | | Sub-indicator: Distance to bus stop / rail station | +++ | 365m ACF from the centre of the site to the nearest bus stop. |
| | | Sub-indicator: Frequency of Public Transport | 0 | 30 Minute Service. |
| | | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town | + | 26 minutes to Cambridge. |
| | | Sub-indicator: Distance for cycling to City Centre or Market Town | + | 9.90km ACF from the centre of the site to Saffron Walden Market. |
| | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity? | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has stated the proposed site does not appear to have direct link to the adopted public highway unless site number 211 comes forward. |
| | | Will it make the transport network safer for and promote use of non-motorised modes? | 0 | No impact |