

Site No. Site 231 (revised site boundary as included in draft Local Plan)
Address Land north of Waterbeach
Location Waterbeach
Category of site New Settlement
Site area 407.3

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?	+++	25% to 74% Previously Developed Land (PDL). Military barracks and airfield.
		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 site is classified as Grade 2, with some Grade 3. Airfield is unclassified.
		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.
	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 Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate. Small part 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. Developers propose to move the WWTW off site which would mitigate this impact.
		Will it minimise, and where possible address, land contamination?	+	Potential for minor benefits through remediation of minor contamination, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.
		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)?	+++	Assumptions for a significant positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds. Northern part of the site, proposed to remain free from development, will provide major opportunities for mitigation.
	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 deliver significant new Green Infrastructure. The northern part of the site area can deliver new public open space and a significant landscaped setting for Denny Abbey.
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, with minor negative impacts incapable of mitigation). The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site would mean a high inter-visibility between sections of the development and reinforce its dominance in the landscape when viewed from outside the site. Development would be large in relation to the existing settlements and of such a different character that it would have an adverse effect on them. Significant mitigation measures are proposed, in particular utilising the northern part of the site to reduce wider landscape impacts, including on Denney Abbey. Reducing the built area of the development, and the density, will enable additional tree planting and boundary treatment, and reduce building heights.
		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)?	-	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - 4 Listed Buildings on site, and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Impacts on Denny Abbey can be mitigated through setting back the built form away from Denny Abbey, significant landscaping and boundary treatments, and controls over building heights.
	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 major additional opportunities for renewable energy based upon potential for combined heat and power.
		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 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 deliver significant 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. New settlement proposal to include substantial retail, health, community and leisure facilities.
		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. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities
		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 significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith

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. Much of the new employment provision would take place beyond 2031.
	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 town and local centre proposals 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?	0 / +++	Currently the site is 41.03 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. However, in the longer term the new town would include significant employment provision onsite, and improved public transport links to major employment areas on the northern fringe of Cambridge. Therefore in the longer term, a new settlement would have a significant positive impact against this indicator.
		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.
	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 by the construction of new secondary and primary schools.

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	0	New settlement would require new bus stops which would mostly fall within 800m of the site. 1,087m ACF from the centre of the site to the nearest bus stop - Research Park Entrance (9 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. Could be better services in the longer term. Currently 9 service - hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+ / ?	Future journey time could be affected by transport improvements, particularly if segregated bus links were introduced. Currently 9 service - 28 minutes to Ely (Landbeach, Research Park Entrance to Ely, Market Street). 9 service - 27 minutes to Cambridge (Landbeach, Research Park Entrance to Cambridge, Drummer Street Bus Station).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.68km 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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++	Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity. Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.

Site No. Site 238 (revised proposal as included in draft Local Plan)
Address Bourn Airfield, Bourn
Location countryside
Category of site New Settlement
Site area 141.7 plus additional allocation of adjoining TKA Tallent site for employment use

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?	+	25% to 74% Previously Developed Land (PDL). Military barracks and airfield.
		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.
		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?	-	Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Impact of noise from A428 which adjoins northern boundary of site needs to be mitigated. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated. Existing issues with neighbouring industrial units would need to be addressed. Revision: Plan proposes allocation of adjoining uses to achieve more compatible form of development.
		Will it minimise, and where possible address, land contamination?	+	This site is previously military land/airfield and may have contaminated land. It will require investigation. 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. Greatest impact likely to be as a result of losing grassland habitats currently found within the airfield strips. Great crested newts are known to be in the vicinity and may also be adversely affected.
	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?	+	Opportunities to deliver green infrastructure through design of new settlement. Revision: The area action plan area identified on the draft proposals map includes a larger area than the site proposed to accommodate the village.

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.
		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). Setting of listed buildings to west and south west of site would be adversely affected by development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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?		

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 opportunities for new public open space, including through delivery of green infrastructure. Could be significant in extent.
	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. Would be expected to provide additional local facilities and services for existing and new communities.
		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 would be required to meet the needs generated by the community. Promoter has indicated that the settlement will be a mixed use sustainable community. Revision: Could be potentially significant.
		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 facilities required to meet needs generated.	

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?	+++	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. Revision: In addition the adjoining industrial site is proposed to be redeveloped with employment uses compatible with the adjoining site would enable the new village to include a significant element of employment.
	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?	+ / +++	32.76 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 be a accessed between 15 and 30 minutes (could be less than 15 minutes +++ towards end of development).
	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

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. 820m ACF from the centre of the site to nearest bus stop (Citi 4).
		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. In combination with Cambourne west there is scope for improvements on the bus corridor to Cambridge to mitigate key constraints.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	~33 minutes from bus stop to Cambridge. Potential improvements such as bus lanes could impact on journey time.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	10.81km 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?	0/-	No capacity constraints identified, safe access can be achieved. Highway Authority has highlighted A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading.
		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. Revision: Provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities, as detailed in the draft policy.

Site No. Site 239 (revised site boundary as included in draft Local Plan)
Address Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)
Location Cambourne
Category of site Rural Centre
Site area 91.66 ha

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?	---	Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 77 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?	0/-	Development compatible with neighbouring uses. Traffic noise from the A428 and A1198 should be capable of mitigation. Some possible issues with noise from adjoining commercial / industrial site that may require offsite 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 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	Minor positive impact as there are some opportunities for enhancement through the planting of additional copses, extending hedgerows into the site, and the creation of new ponds.
	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 including designed greenways and connections to the existing green spaces in Cambourne.

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	REVISED: Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would be visible in many long distant views, would reduce the long countryside views into shorter ones, and would bring the development at Cambourne slightly closer to nearby villages, however it would be possible to develop this site without significant harm to landscape character through new landscaping. The smaller footprint would reduce the landscape impact.
		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/+	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?		

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 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?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	1,450m from the centre of Cambourne (Broad Street), surrounded by a range 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?)	+	REVISION: New local facilities or improved existing facilities are proposed of benefit. Revision reflects the smaller scale of 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?		+	REVISION: New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable). Revision reflects the smaller scale of development proposed.	

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?	+ /+++	REVISION: Development would support minor additional employment opportunities. The policy proposes to relocate the existing commitments remaining on the business park to the northern part of the land west of Cambourne.
	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. Development could support the vitality or viability of the existing Cambourne centre.
	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	38.79 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. (NOTE: Taken from assessment of SHLAA Site 239)
	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. Development of this site is likely to require a significant amount of new electricity network. There is no spare mains water capacity within the distribution zone. System reinforcement of the gas network is likely to be necessary to accommodate the development of this site. Significant infrastructure upgrades to the sewerage network will be required to accommodate this proposal
		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.

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	794m ACF from the centre of the site to the nearest bus stop (Lower Cambourne, Woodfield Lane).
		Sub-indicator: Frequency of Public Transport	+	Citi 4 service - 20 minute service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	37 minutes from bus stop to the centre of Cambridge (Lower Cambourne, Woodfield Lane to Cambridge, Emmanuel Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	11.32km 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/-	Minor negative effects incapable of mitigation. Access constraints - the Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. The promoter has indicated that vehicular access to the site would be from the A1198 and from Sheepfold Lane. 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?	+	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. Sites 178 & 258 (revised site boundary as included in draft Local Plan)
Address Land south of Babraham Road
Location Sawston
Category of site Rural Centre
Site area 12.04 ha

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) - part of site 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)?	+	Minor positive impact as there are some opportunities for enhancement through the provision of treebelts and 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.

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 would have 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. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
		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/-	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. new woodland plantation to southern boundary would help mitigate this impact. 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?		

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.	
	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	-	884m 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?			
		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. Call for Sites Questionnaire refers to potential to provide additional community facilities.	

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?	+	25.87 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?	-	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.
		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. Site could potentially provide additional playing fields for the nearby Primary School to enable its expansion on site. Site lies close to both village primary Schools.

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	Approximately 696m 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	0	10.01km 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/-	Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. Access to the site would also be via a new junction to Babraham Road. Further to the south additional cycle and pedestrian access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact

Site No. Site 326 (revised proposal as included in draft Local Plan)
Address Comberton, Land at Bennell Farm
Location Comberton
Category of site Minor Rural Centre
Site area 6.27

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.
		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.

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.
		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	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?		

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 publically accessible open space in the form of a community football pitch.
	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	Group Village. Proposed as a minor rural centre which would amend the score to a 0.
		Sub-Indicator: Distance to centre	0	665m of nearest centre ACF (Comberton, West Street / Barton Road)
		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?	+	Will include changing facilities and car parking which will be available to the community, and to the Village College which also hosts many community events which are attended by the public.	

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?	+	27.81 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?	+	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.
		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.

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 to nearest bus stop (Comberton, Kentings)
		Sub-indicator: Frequency of Public Transport	+	Hourly service (18 service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	23 Minutes (Comberton, Kentings to Cambridge, Drummer Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.77km ACF to Cambridge City Centre
	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. A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Large Scale Green Belt Development 4000 dwellings

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 significant Previously Development Land opportunities were identified on the edge of Cambridge.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	---	Delivering this level of growth would require over 20 hectares of high grade agricultural land (in the order of 175 hectares)
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site appraisals identify no significant impacts on safeguarded minerals.
	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?	---	Large scale development sites needed to deliver this volume of development were identified as having significant negative impacts on air quality, due to increased volume of traffic. Sites in locations near to the A14 or the M11, would be near to areas of poor air quality, including the identified Air Quality Management Area.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Potential impacts from noise depending on site location, capable of appropriate mitigation.
		Will it minimise, and where possible address, land contamination?	+	Potential for minor benefits through remediation of minor contamination, depending on specific site options.
		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	Many Green Belt sites are located near to locally designated sites, such as county wildlife sites. However impacts are capable of appropriate mitigation.
	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 / +	Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Some larger sites have the potential to deliver green infrastructure, which could enhance biodiversity networks. Areas with negative impacts incapable of mitigation could be avoided whilst still achieving the scale of development.
	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?	+++	Depending on sites identified there could be potential for delivery of significant additional Green Infrastructure.

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?	---	Sites necessary to deliver this volume of development would have a significant negative impact on the landscape, as identified in the appraisal of individual sites.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Sites necessary to deliver this volume of development would have a significant negative impact on the townscape, and the setting of Cambridge.
	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 / -	Development around Fen Ditton would have negative impacts on the conservation area and listed buildings. Some Sites are located near to Scheduled monuments, but impacts are identified as capable of appropriate mitigation. Most sites are in areas of known archaeological potential, but 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	Assumed development would meet policy requirements.
		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	Sufficient sites to accommodate the development could be identified in flood zone 1.
		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?	+++ / ?	A number of larger site proposals specifically reference the potential to deliver significant open space or Green Infrastructure beyond the minimum required by policy.
	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 specific proposals.
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. This is the top of the sequence in terms of development in South Cambridgeshire. In terms of Cambridge City, sites would be at the bottom of the search sequence, being furthest from the City centre and existing local centres.
		Sub-Indicator: Distance to centre	0/+	Distance varies by site. Assumed that larger sites needed to deliver this quantity of houses could include their own local centres. Appraisal of new settlements assumes local centres would be within 800m of all development.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ /+++	Large development sites could deliver new services and facilities.
		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?	+	Could deliver new services and facilities to support community involvement.	

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?	?	Potential to include elements of employment development.
	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	If development of local centres was appropriately scaled, development would have no effect on vitality or viability of existing 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?	+++	Development on the edge of Cambridge will be highly accessible to existing employment areas. The shorter distances have potential to support walking and cycling, as well as access to frequent public transport on radial routes. As identified in individual appraisals there is variation in actually site access.
	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 would need reinforcement to increase capacity.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	After allowing for surplus school places, development of such sites would be likely to require an increase in school planned admission numbers, which would require the expansion of existing schools and/or provision of new schools.

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?	+++	A package of sites on the edge of Cambridge would score highly in terms of access to public transport.
		Sub-indicator: Distance to bus stop / rail station	+ / +++	Many sites are within 400m - 600m of existing routes, and large sites bring potential for new public transport routes.
		Sub-indicator: Frequency of Public Transport	+ / +++	20 minute service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+ / +++	Typically journey times are under 20mins, although sites further from the edge of Cambridge would have longer journey times.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	Sites generally within 5km of Cambridge.
	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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++ / ?	Transport improvements would be required as a result of major developments. Significant scale developments may have greater potential to enable improvements.

Large Scale Green Belt Development 2000 dwellings

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 significant Previously Development Land opportunities were identified on the edge of Cambridge.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	---	Delivering this level of growth would require over 20 hectares of high grade agricultural land (in the order of 90 hectares)
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site appraisals identify no significant impacts on safeguarded minerals.
	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?	---	Large scale development sites need to deliver this volume of development were identified as having significant negative impacts on air quality, due to increased volume of traffic. Sites in locations near to the A14 or the M11, would be near to areas of poor air quality, including the identified Air Quality Management Area. With a lower level of development it would be more possible to draw back from these areas.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Potential impacts from noise depending on site location, capable of appropriate mitigation.
		Will it minimise, and where possible address, land contamination?	+	Potential for minor benefits through remediation of minor contamination, depending on specific site options.
		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	Many GB sites are located near to locally designated sites, such as county wildlife sites. However impacts are capable of appropriate mitigation. Development
	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 / +	Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Some larger sites have the potential to deliver green infrastructure, which could enhance biodiversity networks. Area with negative impacts incapable of mitigation could be avoided whilst still achieving the scale of development.
	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?	+++	Depending on sites identified there could be potential for delivery of significant additional Green Infrastructure. A distribution of development around smaller sites would potentially be able to deliver less significant levels directly, although financial contributions could still be made through CIL / S106.

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?	---	Sites necessary to deliver this volume of development would have a significant negative impact on the landscape.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Sites necessary to deliver this volume of development would have a significant negative impact on the townscape, and the setting of Cambridge. Specific impacts are identified in the individual site appraisals.
	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 / -	Development around Fen Ditton would have negative impacts on the conservation area and listed buildings. Some Sites are located near to Scheduled monuments, but impacts are identified as capable of appropriate mitigation. Most sites are in areas of known archaeological potential, but 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	Assumed development would meet policy requirements.
		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	Sufficient sites to accommodate the development could be identified in flood zone 1.
		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?	+++ / ?	A number of larger site proposals specifically reference the potential to deliver significant open space or Green Infrastructure beyond the minimum required by policy.
	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 specific proposals.
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. This is the top of the sequence in terms of development in South Cambridgeshire. In terms of Cambridge City, sites would be at the bottom of the search sequence, being furthest from the City centre and existing local centres.
		Sub-Indicator: Distance to centre	0 / +	Distance varies by site. Assumed that larger sites needed to deliver this quantity of houses could include there own local centres. Appraisal of new settlements assumes local centres would be within 800m of all development.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ / +++	Large development sites could deliver new services and facilities.
		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?	+	Could deliver new services and facilities to support community involvement.	

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?	?	Sites would be primarily residential. Potential to include elements of employment development.
	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	If development of local centres was appropriately scaled, development would have no effect on vitality or viability of existing 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?	+++	Development on the edge of Cambridge will be highly accessible to existing employment areas. The shorter distances have potential to support walking and cycling, as well as access to frequent public transport on radial routes. As identified in individual appraisals there is variation in actually site access.
	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 would need reinforcement to increase capacity.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which would require the expansion of existing schools and/or provision of new schools.

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?	+++	A package of sites on the edge of Cambridge would score highly in terms of access to public transport.
		Sub-indicator: Distance to bus stop / rail station	+ / +++	Many sites are within 400m - 600m of existing routes, and large sites bring potential for new public transport routes.
		Sub-indicator: Frequency of Public Transport	+ / +++	20 minute service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+ / +++	Typically journey times are under 20mins, although sites further from the edge of Cambridge would have longer journey times.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	Sites generally within 5km of Cambridge.
	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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++ / ?	Transport improvements would be required as a result of major developments. Larger scale developments would have greater potential to enable improvements than smaller or more distributed sites.

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?	---	Deliverable sites necessary to deliver this volume of development would have a significant negative landscape impact.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Sites necessary to deliver this volume of development would have a significant negative impact on the townscape, and the setting of Cambridge. Specific impacts are identified in the individual site appraisals.
	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 / -	Development around Fen Ditton would have negative impacts on the conservation area and listed buildings. Some Sites are located near to Scheduled monuments, but impacts are identified as capable of appropriate mitigation. Most sites are in areas of known archaeological potential, but 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	Assumed development would meet policy requirements.
		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	Sufficient sites to accommodate the development could be identified in flood zone 1.
		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?	+++ / ?	A number of larger site proposals specifically reference the potential to deliver significant open space or Green Infrastructure beyond the minimum required by policy. The selection of fewer or smaller sites would reduce these opportunities.
	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 specific proposals.
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. This is the top of the sequence in terms of development in South Cambridgeshire. In terms of Cambridge City, sites would be at the bottom of the search sequence, being furthest from the City centre and existing local centres.
		Sub-Indicator: Distance to centre	0 / -	Distance varies by site. Assumed that larger sites needed to deliver this quantity of houses would include there own local centres. If the 1000 dwellings was delivered through smaller sites, there would be greater reliance on existing local centres. One larger site could include a new local centre.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ / +++	If the 1000 dwellings was delivered through smaller sites, there would be greater reliance on existing local centres. One larger site could include a new local centre.
		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?		+	Could deliver new services and facilities to support community involvement.

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?	?	Sites would be primarily residential. Potential to include elements of employment development.
	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	If development of local centres was appropriately scaled, development would have no effect on vitality or viability of existing centres. Smaller developments would be likely to be more reliant on existing 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?	+++	Development on the edge of Cambridge will be highly accessible to existing employment areas. The shorter distances have potential to support walking and cycling, as well as access to frequent public transport on radial routes. As identified in individual appraisals there is variation in actually site access.
	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 would need reinforcement to increase capacity.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which would require the expansion of existing schools and/or provision of new schools.

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?	+++	A package of sites on the edge of Cambridge would score highly in terms of access to public transport.
		Sub-indicator: Distance to bus stop / rail station	+ / +++	Many sites are within 400m - 600m of existing routes.
		Sub-indicator: Frequency of Public Transport	+ / +++	Typically 20 minute services or better are available.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+ / +++	Typically journey times are under 20mins, although sites further from the edge of Cambridge would have longer journey times.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	Sites generally within 5km of Cambridge.
	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 on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment.
		Will it make the transport network safer for and promote use of non-motorised modes?	+ / ?	Transport improvements would be required as a result of major developments. Significant scale developments may have greater potential to enable improvements. If delivered through a number of smaller there may be less potential to deliver significant public transport or cycling improvements.

Site No. Policy SP/1 (Site Specific Policies DPD)
Address Orchard Park
Location Orchard Park
Category of site Cambridge Urban Area
Site area

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?	+	Forms the last few remaining parcels of a development site.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	
	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?	-	Partly located in an AQMA, mitigation measures would be required, but can be achieved.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Noise mitigation required, due to location adjoining A14.
		Will it minimise, and where possible address, land contamination?	0	
		Will it protect and where possible enhance the quality of the water environment?	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 designated sites present.
	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	
	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	

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	
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	Forms the remaining parcels of a development site, opportunity to improve townscape through their completion.
	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	Appropriate mitigation on arbury camp required.
		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	
		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 (Low Risk)
		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?	0	
	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	
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?)	+++	Cambridge urabn area
		Sub-Indicator: Distance to centre	+++ / +	Orchard Park will have a local centre onsite
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Remaining parcels wil primarily be residnetial 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		

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	
	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	
	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?	+++	Close to Cambridge Science Park
	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?	+	

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?	+++	Benefits from access to the Guided busway.
		Sub-indicator: Distance to bus stop / rail station	+++	
		Sub-indicator: Frequency of Public Transport	+++	
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	
	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	
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

Site No. Policy SP/2 (Site Specific Policies DPD) & SC298
Address Land south of the A14 and west of Cambridge Road
Location Histon & Impington
Category of site Edge of Cambridge
Site area 30.96 ha

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 significant 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) - a large proportion of the site is grade 2, the remainder of the site is grade 3.
	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	The majority of this site falls within the Minerals Safeguarding Area for sand and gravel. However, given the size of the site and its proximity to sensitive uses i.e. residential development, it is unlikely to be worked as an economic resource. If the site is allocated and developed any mineral extracted should be used in a sustainable manner.
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?	-	Developable area avoids the air quality management area to the north. Mitigation measures will still be required, including consideration of the impact of
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	High level of noise associated with A14, but capable of appropriate mitigation.
		Will it minimise, and where possible address, land contamination?	+	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. 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). Does not contain designated sites, however adjacent to SSSI on Histon Road.
	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)?	+	Development could have a positive impact by enhancing existing features and adding new features or network links. Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Badgers and Barn Owls also noted in submitted ecology survey for NIAB3.
	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.

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?	-	Development at this site would have negative impacts on the Green Belt purposes however mitigation is possible.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Development at this site would have negative impacts on the green belt purposes but mitigation possible.
	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	Grade II* listed Girton College lies over 400m from the site and is separated from it by suburban housing. Impington Farm consists of a group of three former farm buildings located tight in the corner formed by the old Cambridge Road and the A14. The farmhouse may be of sufficient interest to list. The site is located in an area of high archaeological potential. The Iron Age ringwork Arbury Camp was located to the immediate east (HER 08479) and cropmarks of probable Iron Age or Roman enclosures are known to the west (HER 08955, 08956). Elements of this cropmark complex clearly extend into the proposal area. Archaeological excavations are currently underway in advance of development to south, with evidence for Iron Age and Roman settlement (HER ECB3788). County Historic Environment Team advise that further information regarding the extent and significance of archaeology in the area would be necessary. This should include the results of field survey to determine whether the impact of development could be managed through mitigation. 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	Site 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?	+++	The landowners propose substantial areas of 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?)	+++	Edge of Cambridge
		Sub-Indicator: Distance to centre	+	400-800m from new local centre at NIAB 1.
		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 will include a new secondary school, primary school, local shopping and community facilities.
	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.

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?	+	Potential to include elements of employment development.
	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?	+	Development would support vitality or viability of existing centres. Local centre for the whole development proposed within the adjoining development in Cambridge City.
		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?	+++	1.52km ACF – nearest employment 2000+ employees.
		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.
	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?	+	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. New schools to be provided on site.

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 22.
		Sub-indicator: Distance to bus stop / rail station	+++	266m from 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	+++	Citi 8 service: 12 minute journey time. (Arbury, Brownlow Road – Cambridge, Emmanuel Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	2.33km 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	Safe access can be achieved. Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity will need to be determined through transport modelling and a detailed transport assessment.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	Subject to there being good links from the development to the proposed orbital cycle route to the southeast and to the adjoining development in Cambridge City and to the centre of Cambridge. There should also be a cycle/pedestrian link to Thornton Way.

Site No. Policy CE/3 (Cambridge East Area Action Plan) - North of Newmarket Road and North of Cherry Hinton
Address Cambridge East - North of Newmarket Road and North of Cherry Hinton
Location Cambridge East
Category of site Edge of Cambridge
Site area

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	Some elements of Previously Development Land north of Newmarket Road
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	---	Includes areas of grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	
	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?		Cambridge East is identified in the Minerals and Waste LDF as an area of search for waste management facilities.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Potential for impact on local air quality. Outside AQMA.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Noise issues from surrounding uses may require mitigation.
		Will it minimise, and where possible address, land contamination?	+	Potential to require remediation from former uses.
		Will it protect and where possible enhance the quality of the water environment?	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	
	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)?	+	Potential for biodiversity enhancement, sought by the Cambridge East Area Action Plan.
	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?	+	Potential to deliver elements of Green Infrastructure
	Maintain and enhance the diversity and distinctiveness of landscape character?	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-	Land was removed from Green Belt by previous round of plan making. Site was considered capable of development without significant impact on Green Belt purposes.

Landscape, Townscape and Cultural Heritage	and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of townscape 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	AAP requires measures to investigate archaeology on 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?	+/?	AAP requires at least 10% of energy requirements to be met through renewables.
		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	
		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?	+/?	AAP requires delivery of open space to meet needs generated.
	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	
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	+++	Will include local centre on site.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+++	Will include new local centre, and AAP requires delivery of community facilities to meet needs.
	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?	+	Cambridge East AAP requires delivery of community facilities.

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?	+	Residential led, but potential to retain employment north of newmarket road.
		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	Cambridge East AAP specifically requires regard to be had to 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?	+++	
	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?	-	Infrastructure improvements required to accommodate this scale of development. Measures are set out in the Cambridge East Area Action Plan.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	New school provision required.

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?	+++	
		Sub-indicator: Distance to bus stop / rail station	+++ / +	
		Sub-indicator: Frequency of Public Transport	+++	Park and ride buses every 10 minutes. Citi1 service runs part north of Cherry Hinton site, providing 20 minute frequency service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	
	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?	-	Road access mitigation measures will be required.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++	Development will provide opportunities for public transport / walking and cycling infrastructure improvements. Measures are outlined in the Cambridge East Area Action Plan.

Site No. Policy SP/9 (Site Specific Policies DPD)
Address Fulbourn and Ida Darwin Hospitals
Location Fulbourn
Category of site Minor Rural Centre
Site area

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?	+++	Previously developed sites.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	
	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?	-	The site is not located within an area that experiences poor quality. However, residential development could lead to an increase in local traffic. It is anticipated that some traffic generated by the development that will use local roads to enter and exit Cambridge which is an AQMA.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	The site is adjacent to a railway line. However, the policy requires that investigation into noise pollution and vibration is investigated and attenuated as necessary.
		Will it minimise, and where possible address, land contamination?	+	Land contamination must be investigated and remediated.
		Will it protect and where possible enhance the quality of the water environment?	0	The site is also in a Groundwater Protection Zone and appropriate measures will be needed to protect the environment
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	
	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)?	+	The site is generally of low ecological sensitivity and developers will be required to undertake ecological surveys and monitoring prior to the commencement of construction and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures. Reducing development on the Ida Darwin site will enable 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?	+	Opportunity to deliver a green wedge, and enhanced countryside access.

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?	+	Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	Potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
	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	Development on Fulbourn Hospital site will need to consider impact on the Fulbourn Hospital Conservation area. There is a scheduled monument north of the Ida Darwin site. Archeology will require mitigation.
	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	
		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 (low Risk). Known high water table will require mitigation.
		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?	+	Creation of a green wedge.
	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	
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?)	+	Proposed Minor Rural Centre (from Rural Centre)
		Sub-Indicator: Distance to centre	---	Ida Darwin site around 1200m from village centre of Fulbourn
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Will support continued operation of the hospital, through site rationalisation.
		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		

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?	+	Will support continued operation of the hospital, through site rationalisation.
	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	
	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?	+++	
	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?	-	

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?	+	Score of 15.
		Sub-indicator: Distance to bus stop / rail station	+++	Bus stop on site frontage
		Sub-indicator: Frequency of Public Transport	0	Citi1 provides 30 minute service
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	Around 45 minutes
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6km
	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	
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

Site No. Policy SP/10, site 2 (Site Specific Policies DPD)
Address Papworth Everard West Central
Location Papworth Everard
Category of site Minor Rural Centre
Site area

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?	+++	Policy supports reuse of previously developed land in the centre of the village
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	
	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	
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	
		Will it minimise, and where possible address, land contamination?	+	Former uses will require mitigation.
		Will it protect and where possible enhance the quality of the water environment?	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	
	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	
	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	

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	
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	Opportunity to improve brownfield sites in the centre of the village in a coordinated way.
	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)?	+	Part of area is a conservation area, and include the listed Church. Policy will provide opportunities to improve the setting of this area.
		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	
		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 (low risk)
		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?	0	
	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	
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	
		Sub-Indicator: Distance to centre	N/A	
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Policy seeks community facilities, and seeks to enhance the village centre.
	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?		+	Policy seeks community facilities, and seeks to enhance the village centre.	

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?	+	Policy seeks an element of employment development.
	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	Will support Papworth Everard Village centre.
	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?	+	
	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?	0	
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	

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 16.
		Sub-indicator: Distance to bus stop / rail station	+++	Bus stops on Ermine Street near to parts of the site.
		Sub-indicator: Frequency of Public Transport	---	Less than hourly service
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	13 Minutes from Papworth Everard to St. Ives
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7km to St.Ives
	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	
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

Site No. Policy SP/8 (Site Specific Policies DPD)
Address Bayer Cropscience, Hauxton
Location Hauxton
Category of site Group Village
Site area 8.7 ha.

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?	+++	Site comprised vacant industrial site.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Part of minerals safeguarding area in 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	
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	
		Will it minimise, and where possible address, land contamination?	+++	Significant opportunity for remediation of contaminated site.
		Will it protect and where possible enhance the quality of the water environment?	0	Measures required to protect water environment.
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	
	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)?	+	Policy requires existing features to be retained and enhanced.
	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?	+	Enables creation of riverside informal openspace.

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?	+	The development should secure a reduced visual impact on the openness of the Cambridge Green Belt.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	The development should secure a reduced visual impact on the openness of the Cambridge Green Belt.
	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)?	+	The development will need to find uses for the Listed Buildings at the Hauxton Mill complex and this will keep heritage assets in use.
		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	
		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 largely in flood zone 1 (low risk). Some in zone 2 (medium risk, however, the policy requires appropriate mitigation measures and it is assumed that these will be effective in reducing the flood risk.
		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?	+	Policy seeks informal riverside 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	
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?)	-	Nearest Village Hauxton, although policy requires cycle links to park and ride
		Sub-Indicator: Distance to centre	0	around 800m
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Policy requires contributions to local facilities.
		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?	+	Policy requires delivery of community facilities.

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?	+	Although the former industrial site will be lost, the policy requires mixed use development incorporating 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	
	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?	+	
	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?	+	

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	Policy seeks improvements to public transport, and improvements to access to Park and Ride.
		Sub-indicator: Distance to bus stop / rail station	0	Around 750m from centre of site
		Sub-indicator: Frequency of Public Transport	-	Bus no. 26 offers hourly service to Cambridge
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	around 20 minutes to Drummer street.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6 km.
	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?	-	Will require mitigation.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	Policy seeks cycling and public transport improvements.